

McCarthy  
& BOOKER



Blue Waves, 76 Worsley Road, Gurnard, Isle of Wight, PO31 8JX

**Guide Price £645,000**



A detached house located on the sought-after Worsley Road in Gurnard. This property boasts two reception rooms and two cosy bedrooms, kitchen, utility and bathroom. A fabulous decked terrace runs the width of the property. Planning permission was granted in September 2023 to extend the bungalow to provide an internal staircase to access the upstairs bedroom with ensuite bathroom, and provide dormer windows to these further rooms.

Situated on a large plot, this property offers the chance to enhance (STPP) and landscape to create your own personal oasis. There is ample parking space available, making it ideal for those with multiple cars or hosting gatherings.

This unique 2 bedroom property, situated on an expansive plot, offers a rare opportunity to secure a property in this popular road in the desirable village of Gurnard. Located on Worsley Road, one of the most sought after addresses, with the added benefit of a gate leading to Shore Road, this characterful home is perfect for those seeking tranquility, space and the potential to further develop or extend, subject to the usual planning permissions, some of which already have approval.

Wooden double glazed door leads to:

#### Open plan Living/Dining Area

Dining Area open to good sized Living Area with wood burner and feature fireplace. Tiled floor, feature wooden panelling to walls with picture rail. Double glazed door to large decked area. Glazed door to:

#### Kitchen

Fitted with a range of floor and wall mounted units with timber worktops over, double butler sink with brass style mixer tap, tiled splashbacks. 2 integrated fridges and 2 integrated freezers. Gas range style cooker with 5 ring hob and stainless steel extractor over.

From the Living Area a 'secret' door leads to:

#### Hallway

With tiled floor and large built in cupboards housing the washing machine, tumber dryer, water tank and Vaillant boiler. Heated towel rail. Sliding door to:

#### Bedroom 2

A double room with french doors to garden and fitted wardrobe with sensor lighting.

#### Bedroom 1

A double room with fitted wardrobe with light. Feature bedside lights, built in wooden desk. French doors to garden.

#### Bathroom

With suite comprising push button WC, feature sink, bathroom with shower over with rainfall shower head, tiled splash backs, spot lights. UPVC double glazed obscured window.



There is currently scaffolding style stairs leading to the loft conversion. These steps are open tread and do not have banisters all the way up so viewers are reminded that these are climbed AT THEIR OWN RISK. Please note that planning permission was granted in Septemeber 2023 to extend the bungalow to provide an internal staircase to access the following rooms and provide dormer windows to these further rooms.

Please find the link to a current planning permission

<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RYE3N8IQHGEO0>

They currently comprise:

#### Bedroom

A double room with outlook over Gurnard. Wood panelling. Door to:

#### Bathroom

Wooden panelling with suite comprising free standing bath, his and hers wash hand basins, push button WC and views over Gurnard to the sea from the Velux windows. Electric heater.

Eaves storage and wardrobe for additional storage.

#### Outside

The property is approached via wooden gates with pedestrian gate to the side. Set in a large plot, the property benefits from good size gardens to three sides and a detached garage. To the rear of the property is a large composite decked area with modern glass and stainless steel balustrade. This is accessed from the living area and kitchen and provides a wonderful outside space, ideal for al fresco dining and relaxing whilst enjoying the view over the lower area of garden which is laid mainly to lawn with established borders. Gate to Shore Road.

To the front of the property is ample parking for several cars on a herring bone brick paved driveway. There are further areas of lawn and patio including hot tub.

On Worsley Road, adjoining Shore Road the property is ideally situated within a short stroll of the picturesque Gurnard seafront, renowned for its sailing club and stunning sunsets. The village of Gurnard offers a friendly community atmosphere, with local amenities including convenience store, cafe and pubs.

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

#### Additional Information

The property is warmed via underfloor heating with NEST system and wood burner situated in the Living Area.

Council Tax Band E

EPC rating D



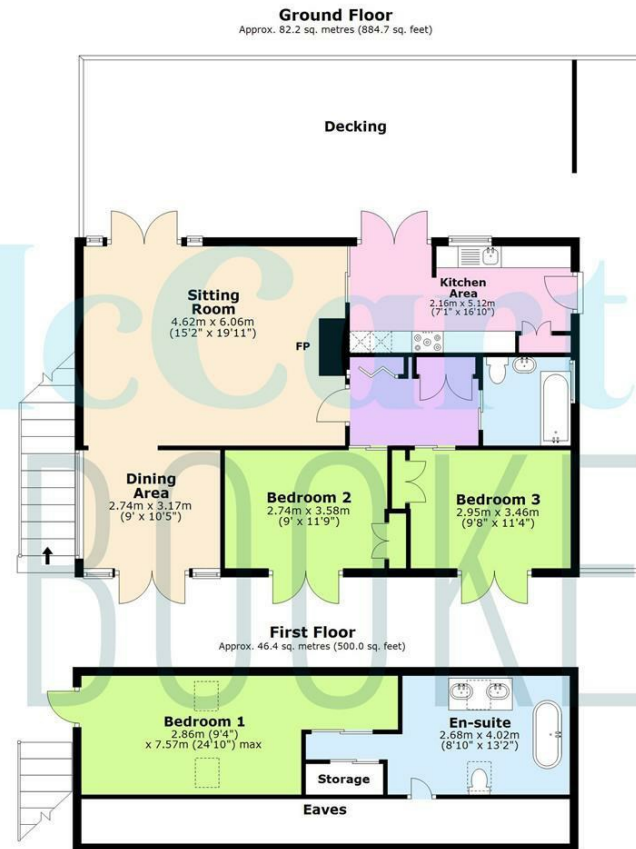
## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



SKETCH FOR ILLUSTRATIVE PURPOSES ONLY! All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

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