



24 Church Road, Gurnard, Isle of Wight, PO31 8JP

Guide Price £325,000



A charming detached cottage located in desirable Gurnard. This delightful property boasts two reception rooms, two cosy bedrooms, bathroom, landscaped courtyard garden, parking and the bonus of being chain free.

Whether you are looking for a permanent residence or a holiday home, this property offers a wonderful opportunity to embrace a relaxed lifestyle in a beautiful setting.

[A charming two bedroom detached cottage](#)

Set on a popular road in the seaside village of Gurnard. Well presented with a cosy sitting room, open plan dining room through to a modern kitchen, two double bedrooms (one with sea glimpses) and a good size bathroom. Two secluded gardens to fore and the rear with driveway parking. CHAIN FREE.

[Interior](#)

Ground Floor:

The cottage is accessed through a smart front door to a hallway, which has a door that opens to the courtyard garden at the rear- also with a cat-flap! Tongue and groove to half height and exposed brick walls give a lovely character feel. Stairs rise to the first floor. The reception to the fore has a large double glazed window to the south facing garden. Ornamental fireplace with built in cupboard to the alcove that house the gas and electric metres and consumer unit.

There is a lovely light open plan dining room to the kitchen which has double doors out to the secluded patio at the back. Practical wood effect flooring and tiles. The dining area has a large understairs storage cupboard. The kitchen is fitted with a good range of white gloss cupboards with space for oven, fridge freezer and washing machine. A cupboard houses the combination gas boiler.

First Floor:

Upstairs there are two double bedrooms, one with lovely views to the sea. The landing area is large enough to have a desk/office area or more cupboards for storage. The bathroom is a great size and has a smart white suite with a washbasin, WC bath and separate walk in shower.



Exterior

There are two gardens, a secluded patio area at the rear laid with good quality slabs and a raised flower bed with railway sleeper. The rear garden has a high close boarded fence and is accessed from the kitchen double doors or the entrance hallway door. There is an outside tap.

The front has a good size driveway with a parking space for one vehicle, a sunny lawned area with a fence for privacy and a pathway that leads up to the smart front door.

Gurnard

Gurnard is a pretty coastal village which has an iconic row of green beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

Further Information

The whole cottage has been freshly painted and brand new carpets in the sitting room, stairs, landing and bedrooms. The cottage has large double glazed windows throughout.

Tenure: Freehold

EPC: D

Council tax band: C

Gas central heating

Broadband



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.



Total area: approx. 79.4 sq. metres (854.5 sq. feet)

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