



2 Pursley Close, Sandown
£315,000





Megan Baker
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This bright and welcoming detached bungalow has been well maintained and benefits from both UPVC double glazing and gas central heating. The comfortable, well-proportioned lounge is set at the front and has a sunny double aspect as well as a chic electric flame effect fire. The kitchen is fitted with a modern range of cream units; has plenty of space for a breakfast table and two rear-facing windows which frame an elevated view. Stairs lead down from this area to the sunny garden room creating a super separate dining room - a brilliant spot to sit and watch light aircraft coming and going from Sandown Airport! There are two pleasant double bedrooms which are serviced by a smart, fully tiled shower room. The corner plot has been beautifully landscaped to the front with a driveway at the side providing plenty of parking and which gives access to the integral garage (which also links to the bungalow). The rear garden is arranged as lawned and paved shallow tiers. The bungalow also has the valuable added bonus of solar panels subsidising the property's electricity bills as well as providing an income. Freehold. Council tax band C. EPC - C-77

Half glazed UPVC double glazed front entrance door

Entrance Hallway:

A welcoming introduction to the home with a built in cupboard housing the hot water cylinder. Flat white doors to all rooms.

Sitting Room:

17'11" x 10'11" max (5.47m x 3.35m max)

A comfortable, double aspect room with window to the side and wide bow window to the front. Feature dove grey wallpaper accent to the chimney breast which frames a chic modern electric flame effect fire.

Bedroom One:

14'5" x 10'5" max (4.40m x 3.18m max)

A well proportioned double bedroom with a window looking to the side and good range of fitted wardrobes and cupboards including top boxes over the space for a double bed.

Bedroom Two:

11'6" x 9'5" (3.51m x 2.88m)

A pretty second double bedroom with a window looking to the front.

Shower Room:

6'7" max x 5'5" max (2.02m max x 1.67m max)

A smart, fully tiled room with glazed shower enclosure; pedestal wash hand basin and WC. Opaque window to the rear





Kitchen/Breakfast Room:

13'10" max x 8'9" max (4.23m max x 2.69m max)

A pretty, cottage style room fitted with a range of cream shaker style units with pewter effect handles. The wood effect worksurface houses a ceramic one and a half bowl sink unit as well as a ceramic hob with an extractor hood over. Other integrated appliances include an electric oven and under counter fridge. Pretty tiled splashbacks and concealed gas fired boiler. Two windows look to the rear giving an impressive, elevated view over the local houses towards open countryside. A short flight of steps leads down to an area with handy space and plumbing for washing machine. A UPVC double door links through to the...



Garden Room:

16'0" x 8'2" (4.90m x 2.51m)

A super extra reception room on the garden level with UPVC double glazed windows to the side and rear and wide sliding patio doors linking out to the garden. The room again offers a super view and is a great place to sit and watch light aircraft coming and going into the nearby Sandown airport as well as the lovely sunsets. A personnel door also gives useful access to the garage.



Front & Side Gardens:

The bungalow is set on a wide corner plot with front gardens that have been carefully landscaped for ease of maintenance. The mostly gravelled area has a smart block paved path with slate margins leading to the front door and has been planted with young specimen trees and self-seeding perennial

plants. A long block paved driveway curves gently at the side of the bungalow providing end to end parking for two to three vehicles. This gives access to the...

Integral Garage:

17'10" x 8'11" (5.46m x 2.74m)

A good sized garage with personnel door to the conservatory.

Rear Garden:

Gated access from the driveway side of the bungalow leads through into the rear garden which is enclosed by panelled fencing and has paved and lawn areas on interlinking shallow tiers. The area is planted with an attractive array of trees and shrubs.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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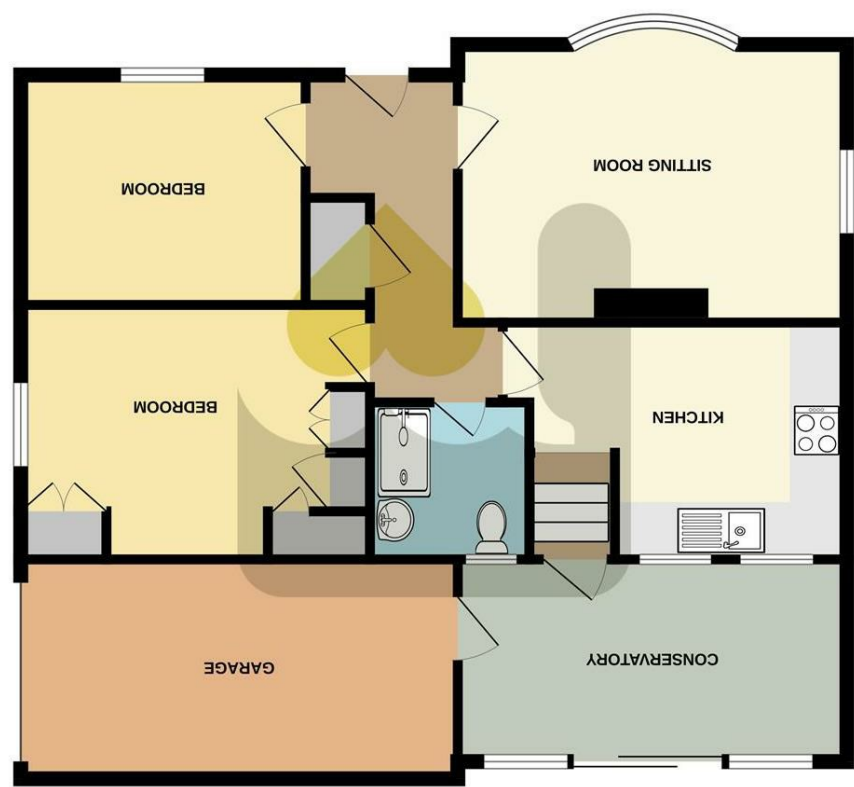
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Pop in for a chat
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GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not installed and no guarantee as to their operation or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-----------|-----------|
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Very energy efficient - lower running costs | | |
| A | (92 plus) | |
| B | (81-91) | |
| C | (69-80) | |
| D | (55-68) | |
| E | (39-54) | |
| F | (21-38) | |
| G | (1-20) | |
| Not energy efficient - higher running costs | | |
| Current | 77 | Potential |
| 86 | | |