



74 Stenbury View, Wroxall
£295,000

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Megan Baker
Estate Agents

This smart link-detached bungalow is set in an elevated position to make the most of the spectacular panoramic views. Warmed by gas central heating and with UPVC double glazing, the bungalow offers well laid out, bright living spaces which have been well maintained during the thirty plus years of the current occupancy. A useful porch opens to a welcoming hallway with the living room enjoying a sunny aspect and having space for a dining table. The kitchen has been fitted with a stylish range of cottage style units and leads into a garden room - a lovely sunny spot to sit and enjoy the garden outlook. Both the bedrooms look to the front so enjoy the stunning, elevated view over the village and open downland all around. They are serviced by a smart, well-designed shower room with large walk-in shower plus the desirable asset of a second WC in the separate cloakroom. A terraced garden enjoys a sunny aspect to the rear and backs onto open fields. At the front, a long, sloped driveway leads up to a very useful level parking area as well as giving access to the garage. The garage contains the bonus of a battery system fed by the perfectly positioned solar PV panels set on the rear roof making an efficient home and noticeably lowering the electricity bills! Freehold. Council tax band C. EPC B-88.

A flight of eight steps lead up to the...

Entrance Porch:

With a large glazed panel framing a fabulous elevated view over the village and downland beyond. Oak and glazed front entrance door to...

Entrance Hallway:

A spacious and welcoming introduction to the home with pull down ladder access to the loft (which has a light); built in cupboard housing the gas fired boiler and doors to...

Lounge/Dining Room:

16'7" x 12'11" max (5.06m x 3.94m max)

A well proportioned room with wide window to the rear which looks over the garden and countryside beyond. Space for a dining table

and opaque glazed panel to the hallway making the room lovely and bright. Feature electric flame effect fire set in a modern surround.

Kitchen:

12'0" max x 9'1" max (3.67m max x 2.79m max)

A bright and appealing room with a modern cottage styling. Fitted with a range of grained wood effect units with oak block style worksurface and matching upstands. Stainless steel sink unit with window over looking into the garden and to the fields beyond. Useful large larder unit with pull out baskets and spaces for a full range of appliances. Heated towel ladder and door to...

Garden Room:

7'8" x 5'8" (2.34m x 1.75m)

A lovely addition to the home creating a super place to sit and enjoy the garden outlook. Quarry tiled floor and doors to both sides giving access to the garden.

Bedroom 1:

12'5" x 11'7" (3.79m x 3.55m)

A lovely light room with an almost full width window framing a breathtaking and far reaching view over the surrounding downland, Wroxall village and beyond.

Bedroom 2:

11'10" x 10'3" (3.63m x 3.13m)

A second, smaller double bedroom which again enjoys the stunning view.

Shower Room:

5'6" max x 5'4" max (1.70m max x 1.64m max)

Freshly presented with pale stone style tiling; large walk-in shower area with electric shower and glazed screen; corner pedestal wash hand basin and WC. Opaque side window.

Cloakroom:

5'7" max x 2'6" (1.71m max x 0.78m)

A very useful separate second WC with half tiled walls featuring a pretty glass border decal. Opaque side window.

Front Garden & Parking:

The bungalow is set in an elevated position with a long, steeply sloped driveway leading up to the garage. The driveway also turns to a very convenient level parking area for ease of access. A lawned, banked garden lies to the front with pedestrian steps leading up from the road.

Garage:

15'8" x 7'6" (4.79m x 2.31m)

With up and over door, power and battery system fed from the PV panels mounted on the rear roof.

Rear Garden:

Gated side access leads to a terraced lawned garden with mature hedging and fencing enclosing the area. The garden backs onto farmland giving a lovely open outlook and a good view to the downland beyond.

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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Arrange a viewing

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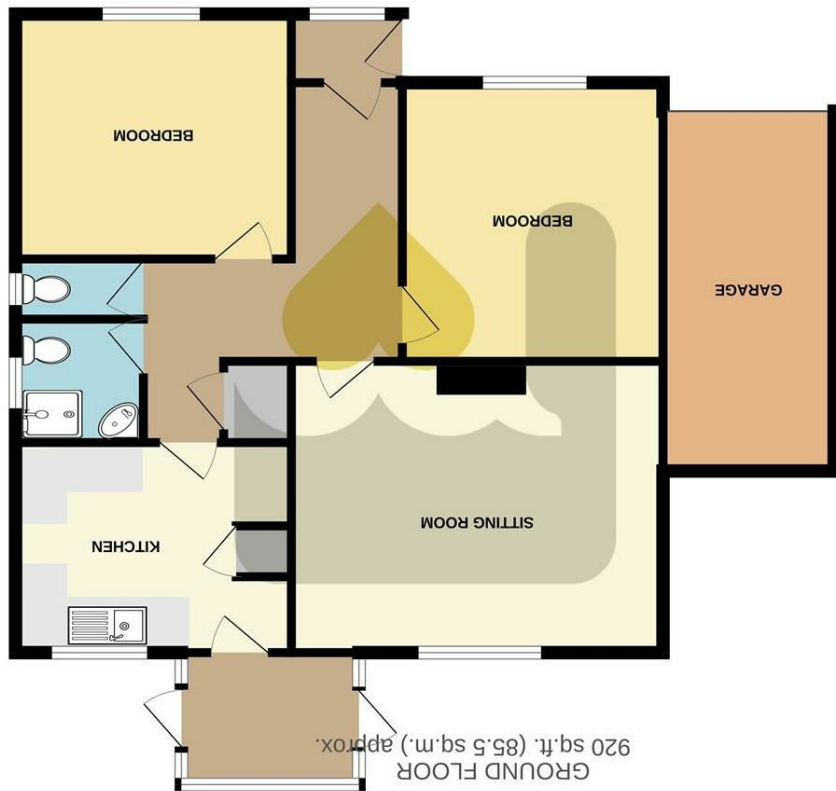
Email: hello@meganbakerestateagents.com

Pop in for a chat

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
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	84	Potential
88		