



£365,000

14 ROWAN TREE DRIVE, SEAVIEW, ISLE OF WIGHT, PO34 5JW

Hose
Rhodes
Dickson





PROPERTY DESCRIPTION Located on a highly-desirable estate, in the sought after Edwardian coastal village of Seaview, is this immaculately presented TWO DOUBLE bedroom detached modern bungalow. The enviable location is within short walking distance of the magnificent bays of Seagrove and Priory, with the village amenities of Nettlestone on the doorstep. The Edwardian promenade, yacht club, the world renowned Seaview Hotel, and Seaview village are just a stone's throw away. Mainland transport links can be found in nearby Ryde and Fishbourne. The property has been very well maintained by the current and is impeccably presented to a "show-home" standard, with tasteful and modern neutral décor and carpeting throughout. Occupying a quiet corner plot, the property benefits from well-maintained wrap-around gardens, with garage, and driveway parking. A triple aspect lounge/diner, smart contemporary fitted kitchen, conservatory, modern family shower room, and two double bedrooms provide all home-comforts within a well-proportioned and comfortable home, in one of the Island most popular coastal locations.

ENTRANCE An entrance door from the enclosed front gardens leads to the main entrance hall way.

ENTRANCE HALL A bright spacious dual aspect entrance hallway with doors to all accommodation. Airing cupboard housing "Glow-Worm" combi boiler.

SITTING ROOM/DINER 20' 0" x 16' 9" (6.11m x 5.11m) A comfortable and very elegant triple aspect "L" shaped sitting room/diner, with double patio doors with steps that lead out to the front gardens. Views of the surrounding gardens are commanded from all windows. Ample room for a dining table.

KITCHEN 9' 6" x 9' 4" (2.90m x 2.85m) A very smart contemporary fitted kitchen with a range of floor and wall units, larders cupboard, and drawers, with matching work-surfaces. Integrated electric oven and gas hop. Space for under counter fridge and freezer. Serving hatch to sitting room. Door to conservatory.

CONSERVATORY 17' 8" x 7' 2" (5.39m x 2.20m) A bright partially bricked/glazed conservatory overlooking the rear gardens. Space and plumbing for washing machine and dishwasher. Door to rear gardens.

BEDROOM 1 12' 2" x 10' 11" (3.71m x 3.35m) A good size double bedroom with window to front elevation. Deep fitted wardrobes.

BEDROOM 2 10' 10" x 9' 10" (3.32m x 3.02m) A further dual aspect double bedroom with window to side elevation. Hand wash-basin with vanity unit under.

SHOWER ROOM A stylish modern shower room with large shower enclosure, wc, and hand wash-basin. Heated chrome towel rail. Frosted window.

GARDENS Occupying a large corner plot, the property benefits from beautifully maintained wrap-around gardens with the enclosed front gardens being mostly laid to lawn with a range of mature plantings and shrubs. Hedged borders to the front elevation provide privacy from the highway.

The rear gardens, accessed from the conservatory, comprise of paved patio/seating areas, pergola and a drying area. A range of pretty mature plantings, and raised and gravelled borders. Gated access to front gardens, and gate to driveway. Door to garage.

PARKING Gravel bonded resin driveway parking for several vehicles, and separate garage with access to the rear gardens.

HEATING Gas central heating. Wall mounted "Glow-Worm" combi boiler located in hallway cupboard.

TENURE Freehold.

COUNCIL TAX Band "D".

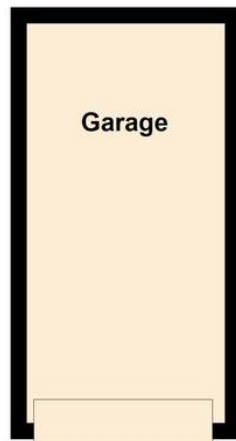
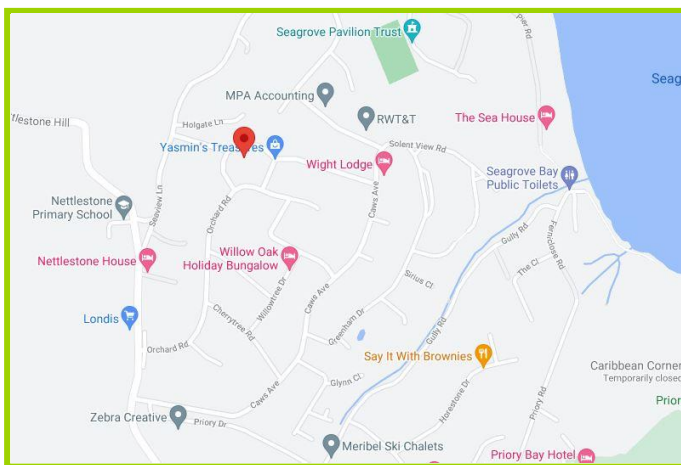
SERVICES All mains connected.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

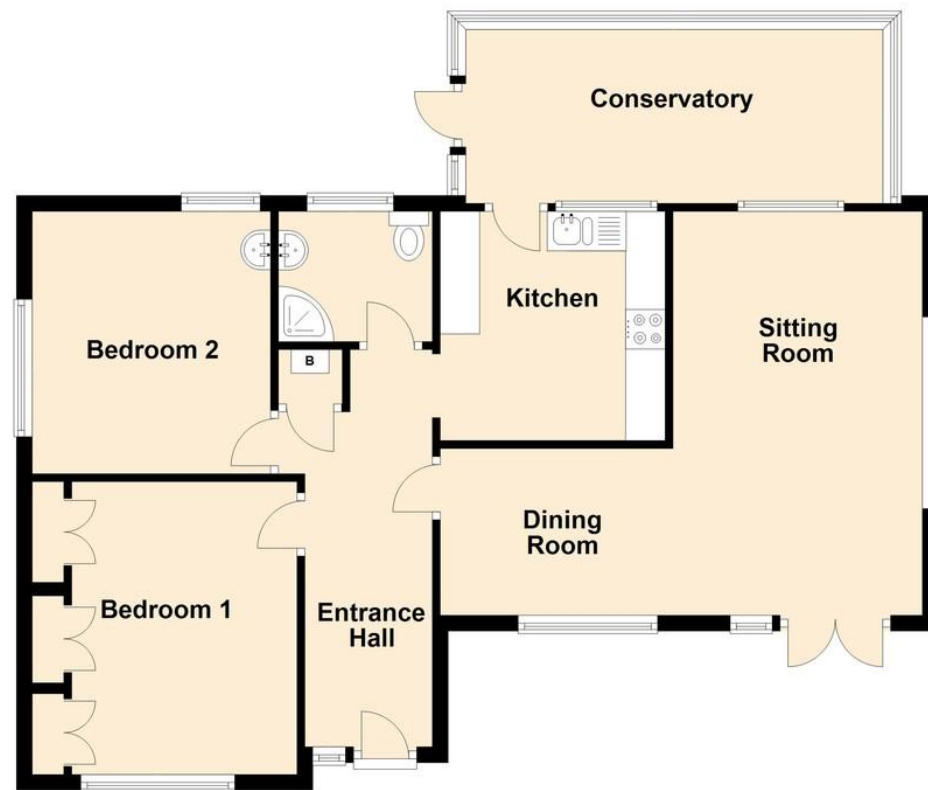
Where to find the property

14 Rowan Tree Drive, Seaview, Isle Of Wight, PO34 5JW



Ground Floor

Approx. 92.7 sq. metres (997.9 sq. feet)



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.
Plan produced using PlanUp.

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Ryde office to arrange a viewing
01983 565658 or email ryde@hrdiw.co.uk

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