



£490,000

60 CAWS AVENUE, SEAVIEW, ISLE OF WIGHT, PO34 5JX



BRIGHT, AIRY, SPACIOUS AND SO CONVENIENT!

Such a lovely home in an enviable location, a stroll away from village amenities, the bus route, well reputed primary school and superb beaches. Having been cleverly extended, this superbly presented **DETACHED BUNGALOW** offers a charming sitting room, open-plan L-shaped kitchen/diner leading to a magnificent conservatory (perfect as a second living room), plus 4 **BEDROOMS** and a modern family bathroom. As well as the tasteful neutral decor, further benefits include gas central heating, double glazing throughout plus a lovely **LARGE REAR GARDEN** offering great privacy. Added bonuses include car/boat off-street parking plus **GARAGE**. For those seeking a smart, bright and convenient residence in this sought after coastal village, an early visit is essential.

ACCOMMODATION:

Double glazed entrance door to:

ENTRANCE HALL:

9'5 x 5'4 (2.87m x 1.63m)

Welcoming hall with obscure double glazed windows x 2 to front. Ribbed entrance mat flooring. Double radiator. Coat hooks. Opening to Dining room. Opening to:

SITTING ROOM:

19'9 x 11'9 (6.02m x 3.58m)

Spacious and bright sitting room with full-length double glazed windows to front and high level double glazed window to side. Carpeted flooring. Radiators x 2. Television point. Doors to Bedroom 4/Study and Inner Hallway.

DINING ROOM:

13'8 x 9'5 (4.17m x 2.87m)

Range of cupboard units with work surface over. Engineered oak flooring. Double radiator. Sliding double glazed doors to Conservatory. Feature brick wall and opening to:

KITCHEN:

9'1 x 8'0 (2.77m x 2.44m)

Modern kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over. Inset single stainless steel sink and drainer with mixer tap. Tiled splash backs. Integrated appliances include and electric oven and microwave, 4 ring electric hob with extractor hood over, washing machine and dishwasher. Space for tall fridge/freezer. Double glazed window to rear and obscured high level double glazed window to side. Continuation of engineered wood flooring.

CONSERVATORY:

22'3 x 12'5 (6.78m x 3.78m)

Oak steps lead from the Dining Room down to an impressive double glazed Conservatory with vaulted glazed roof. Solid oak flooring. Electric heater. French doors to side opening to rear garden.

INNER HALL:

9'0 x 4'3 (2.74m x 1.30m)

Carpeted flooring. Airing cupboard housing hot water tank. Loft access. Obscured high level internal windows providing additional natural light from the bathroom and Bedroom 3. Doors to Bedrooms 1-3 and Bathroom:

BEDROOM 1:

14'0 (+ wardrobes) x 11'8 max (4.27m (+ wardrobes) x 3.56m max)

Generous double bedroom with double glazed window to rear over-looking the garden. Built-in wardrobes x 2 offering ample storage. Double radiator. Carpeted flooring. Telephone point.

BEDROOM 2:

10'9 x 9'8 (3.28m x 2.95m)

Double bedroom with double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM 3:

10'2 x 8'4 (3.10m x 2.54m)

Large single bedroom with double glazed window to side. Full-length obscured double glazed window to side. Built-in cupboard housing gas boiler. Radiator.

BEDROOM 4/STUDY:

10'2 x 7'9 (3.10m x 2.36m)

Ideal as either a fourth twin or double bedroom or study, a bright room with double glazed window to front. Built-in shelving and hanging rail. High level fuse box. Carpeted flooring. Radiator.

BATHROOM:

8'9 x 5'4 (2.67m x 1.63m)

Stylish bathroom with white suite comprising a P'shaped bath with tiled surround and mixer shower; vanity wash hand basin with mixer tap and storage below; low level w.c. Wood effect vinyl flooring. Column radiator incorporating heated towel rail. Obscured double glazed windows x 2 to side.

GARDENS:

There is a large fence enclosed, very secluded **REAR GARDEN** which is mainly laid to lawn with stepping stones and borders of colourful flowers and shrubs. Two paved seating areas provide the ideal spot for relaxing and al fresco dining. Brick built shed with double glazed windows to front and side. Gated access to front of property. The **FRONT GARDEN** is laid to lawn with hedge and shrub borders. Outside light and taps.

DRIVEWAY:

Driveway providing car/dinghy parking space and leading to garage.

GARAGE:

18'0 x 8'5 (5.49m x 2.57m)

Single garage with up and over door. Power and light.

TENURE & COUNCIL TAX:

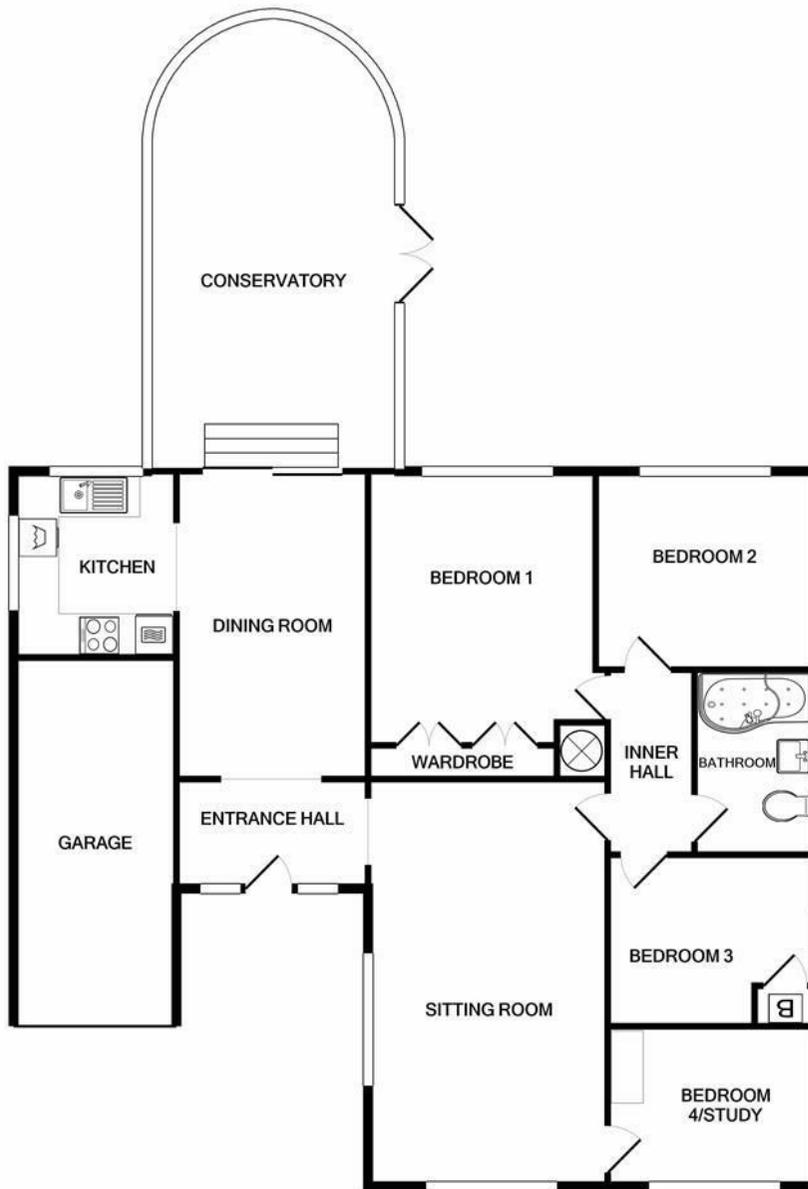
Freehold. Council Tax Band: D

DIRECTIONS:

Travelling through Nettlestone from the Seaview/Ryde direction, proceed past the 'green' and continue past 'Vic's Stores'. Take the next wide turn into Caws Avenue. No 60 is the second property along on the left hand side.

DISCLAIMER:

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.



TOTAL APPROX. FLOOR AREA 1427 SQ.FT. (132.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	84		
	66		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

