



Guide Price £565,000

35 CAWS AVENUE, SEAVIEW, ISLE OF WIGHT, PO34 5JT



Seafields

A LOVELY SPACIOUS AND BRIGHT HOME CLOSE TO SEAGROVE BAY!

An impressive **DETACHED HOUSE** set within a most sought after location convenient for Seaview and Nettlestone village amenities, the well reputed primary school and superb long stretch of beaches, including Seagrove and Priory Bays. Very well presented throughout, the spacious and bright accommodation offers a large open hallway, living room with glazed doors through to a lovely open plan arrangement of kitchen/dining/sun room - in turn opening into the garden. There is a utility/boiler room, downstairs cloakroom/wc, plus 4 **BEDROOMS** and modern first floor bathroom. The large **ENCLOSED GARDENS** are a particular feature - with a expansive decked area, further 'sun trap' deck and patio, with the rest being mainly laid to lawn. Added benefits include gas central heating, new consumer unit, double glazing, ample car/boat **PARKING** plus **DOUBLE GARAGE**. Certainly a visit is essential to appreciate all that is on offer.

ACCOMMODATION:

Double glazed door with side light window to:

HALLWAY:

16'5 9'6 (5.00m x 2.90m)

Spacious and welcoming hallway with feature wallpaper. Laminate wood effect flooring with inset coir entrance matting. Radiator. Carpeted stairs to first floor with under-stairs cupboard. Doors to:

DOWNSTAIRS W.C.:

5'4 x 2'5 max (1.63m x 0.74m max)

Comprising low level w.c and vanity wash hand basin with mosaic tiled splash back. Tile effect flooring. Radiator. Obscured double glazed window to side.

LIVING ROOM:

17'9 x 10'10 (5.41m x 3.30m)

Generous dual aspect living room with double glazed bow window to front and further window to side. Carpeted flooring. Obscured glazed double doors to:

KITCHEN/DINER:

20'10 x 10'9 (6.35m x 3.28m)

Modern kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over. Inset stainless steel sink unit with mixer tap. Tiled splash backs. Integrated appliances include eye level double oven and 5 ring gas hob. Dishwasher (installed within last few months). Space for tall fridge/freezer. Vinyl flooring. Part glazed door to Utility Room. Glazed return door to Hallway. Double glazed window to rear. Open aspect to:

SITTING ROOM:

12'9 x 10'3 (3.89m x 3.12m)

A superbly bright and airy room with vaulted ceiling. Sky light windows x 2, double glazed window to rear and sliding double glazed doors to side opening to deck. Laminate wood effect flooring. Radiator. Wall lighting.

UTILITY ROOM:

8'6 x 5'4 (2.59m x 1.63m)

Range of units with contrasting work surfaces over. Vaillant boiler. Plumbing for washing machine. Double glazed window to rear. Obscured double glazed door to side.

FIRST FLOOR LANDING:

Carpeted flooring. Access to loft. Door to airing cupboard. Doors to:

BEDROOM 1:

14'7 x 11'0 (4.45m x 3.35m)

Large dual aspect carpeted double bedroom with double glazed windows to front and side. Radiator.

BEDROOM 2:

10'9 x 10'2 (3.28m x 3.10m)

Another carpeted double room with double glazed window to rear and offering lovely sea views. Radiator.

BEDROOM 3:

11'0 x 7'8 (3.35m x 2.34m)

Large carpeted single room with double glazed window to front. Over-stairs wardrobe. Radiator.

BEDROOM 4:

9'0 x 7'7 (2.74m x 2.31m)

A third carpeted double room with double glazed window to rear and again offering far reaching sea views. Radiator.

BATHROOM:

7'7 x 6'9 (2.31m x 2.06m)

Modern white suite comprising panelled bath with fixed overhead shower, shower screen and mixer tap with additional handheld shower; wash hand basin; and w.c. Tiled surround. Tile effect flooring. Washed wood themed feature wall. Heated towel rail. Extractor fan. Obscured double glazed window to rear.

GARDEN:

Superb large rear garden offer an impressive large L-shaped timber deck with painted balustrade and few steps leading down to paved patio area with additional separate timber sundeck. The rest is mainly laid to lawn with mature shrub borders. Outside tap and exterior electric sockets. Access to garage.

GARAGE & DRIVEWAY:

Block paved driveway offering parking for several cars/boats and leading to **DOUBLE GARAGE** with electronic door, power, light and ample storage. New electric consumer unit with relevant certification.

USEFUL PROPERTY INFORMATION:

All new soffits, guttering and roof edge protection fitted 2021.

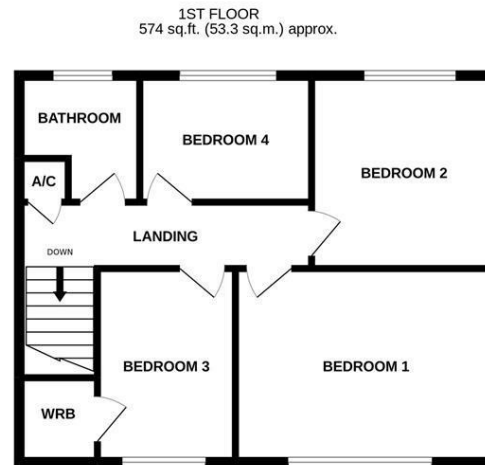
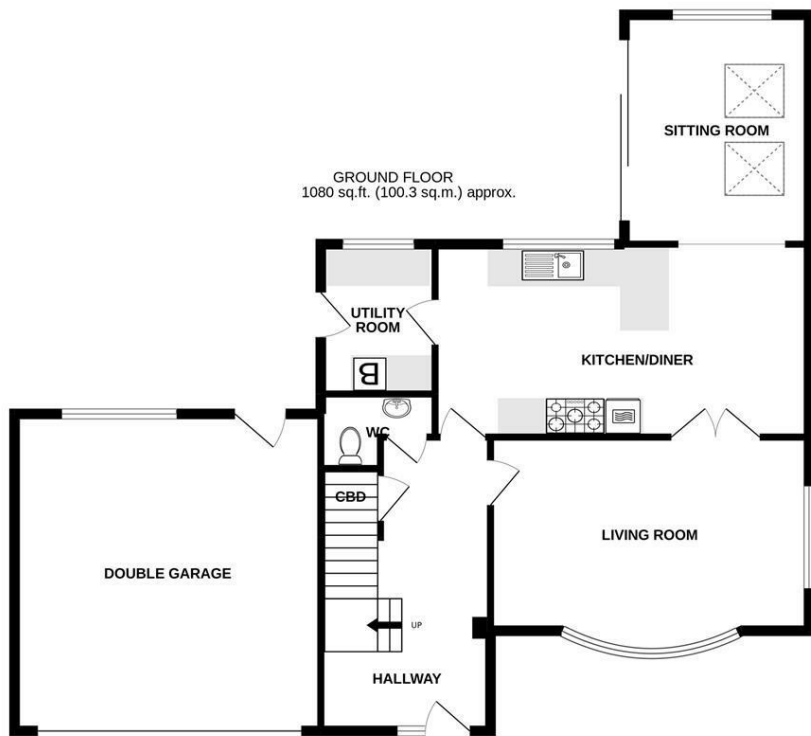
Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C

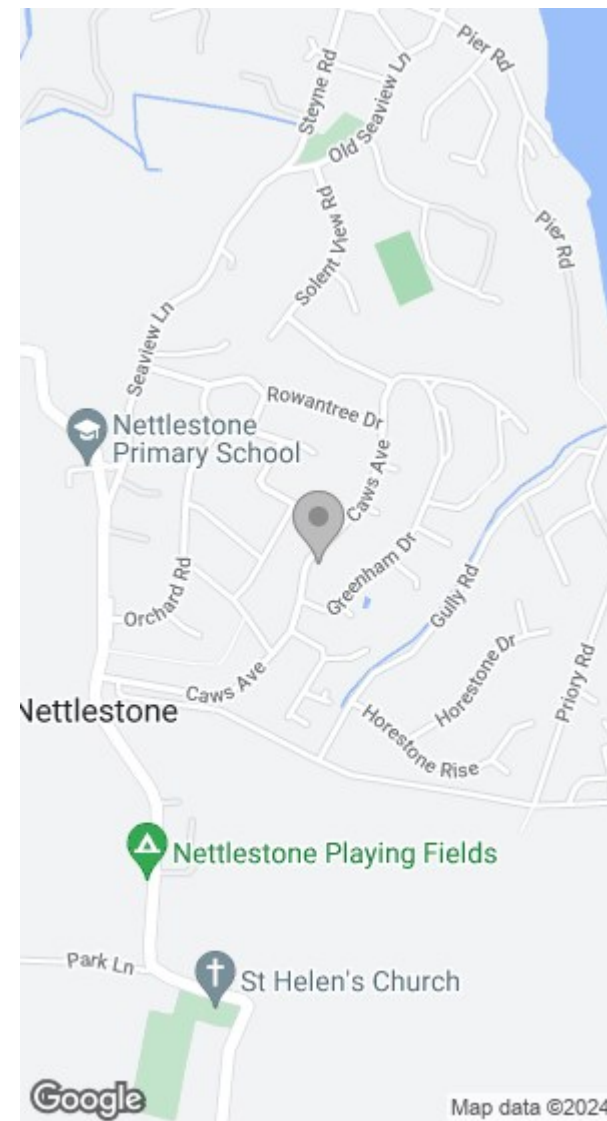
DISCLAIMER:

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. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. 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 FLOOR AREA : 1653 sq.ft. (153.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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