



Guide Price £350,000
38 ORCHARD ROAD, SEAVIEW, PO34 5JJ



A REAL BEAUTY IN THIS SOUGHT AFTER SETTING!

Nestled in a tucked away and most convenient location, this beautiful **DETACHED BUNGALOW** offers a peaceful retreat just a short stroll away from Seagrove Bay, the bus route and Seaview/Nettlestone village amenities. The **SPACIOUS AND BRIGHT** accommodation offers pale and neutral decor throughout and comprises a large L-shaped sitting room and a separate modern fitted kitchen - both leading to a magnificent 18ft conservatory with French doors to the secluded terrace. There are also 2 **DOUBLE BEDROOMS** and a well-appointed shower room. Set within a good sized plot, there is an easy to maintain deck/lawned **REAR GARDEN** plus a wide expanse of 'wrap around' lawn to the front and side, with further benefits including gas central heating, double glazing and a **LONG DRIVEWAY** leading to the **GARAGE**. This **CHAIN FREE** property is sure to captivate those seeking peace and convenience.

ACCOMMODATION:

Double glazed entrance porch

ENTRANCE PORCH:

Obscured double glazed door and adjacent window to

HALLWAY:

A very welcoming hall with pale cream carpet - which flows into the sitting room and bedrooms. Radiator. Cupboard housing meters. Built-in cupboard with gas boiler. Access to loft space. Doors to:

SITTING ROOM:

A lovely large L-shaped sitting room with double glazed windows to front and side. Fitted corner television stand with storage units below. Double glazed French doors to Conservatory. Radiator. Double glazed door to Kitchen.

KITCHEN:

Modern fitted kitchen comprising range of white cupboard and drawer units with work surfaces. Inset sink unit with mixer taps. Integral appliances include gas hob with electric oven under. Free standing washing machine and tall fridge/freezer. Tiled surrounds. Wood laminate flooring. Radiator. Double glazed window and door to Conservatory. Return door to hallway.

CONSERVATORY:

A superbly proportioned conservatory/dining room with triple aspect double glazed windows including fitted blinds. Large radiator. Wall lights and power sockets. Quality wood effect flooring. Double glazed French doors to secluded and enclosed garden.

BEDROOM 1:

Large carpeted double bedroom with double glazed window to front. Radiator. Smart range of full width fitted wardrobe/cupboards.

BEDROOM 2:

A carpeted double bedroom with double glazed window to side. Radiator.

SHOWER ROOM:

Modern shower room comprising white suite of large fully tiled shower cubicle, vanity wash basin (with toiletry cupboards beneath) and w.c. Laminate wood flooring. Heated towel rail. Obscured double glazed window.

GARDENS:

Set within a corner plot, there is a large expanse of front/side garden which is mainly laid to lawn - with pathway to entrance door. There is a very secluded, enclosed rear garden with decked area (directly accessed from Conservatory) with the rest being mainly laid to lawn. Block paved pathway leading to gate to front of property. Pedestrian door to Garage.

DRIVEWAY:

A long driveway with space for 2-3 cars/boats and leading to Garage.

GARAGE:

Single garage with up and over door, power and light. Pedestrian door to garden.

TENURE:

Freehold

OTHER INTERESTING INFORMATION:

Construction: Standard

Council Tax Band: D

Conservation Area: No

Flood Risk: Zero

Energy Performance Rating: D

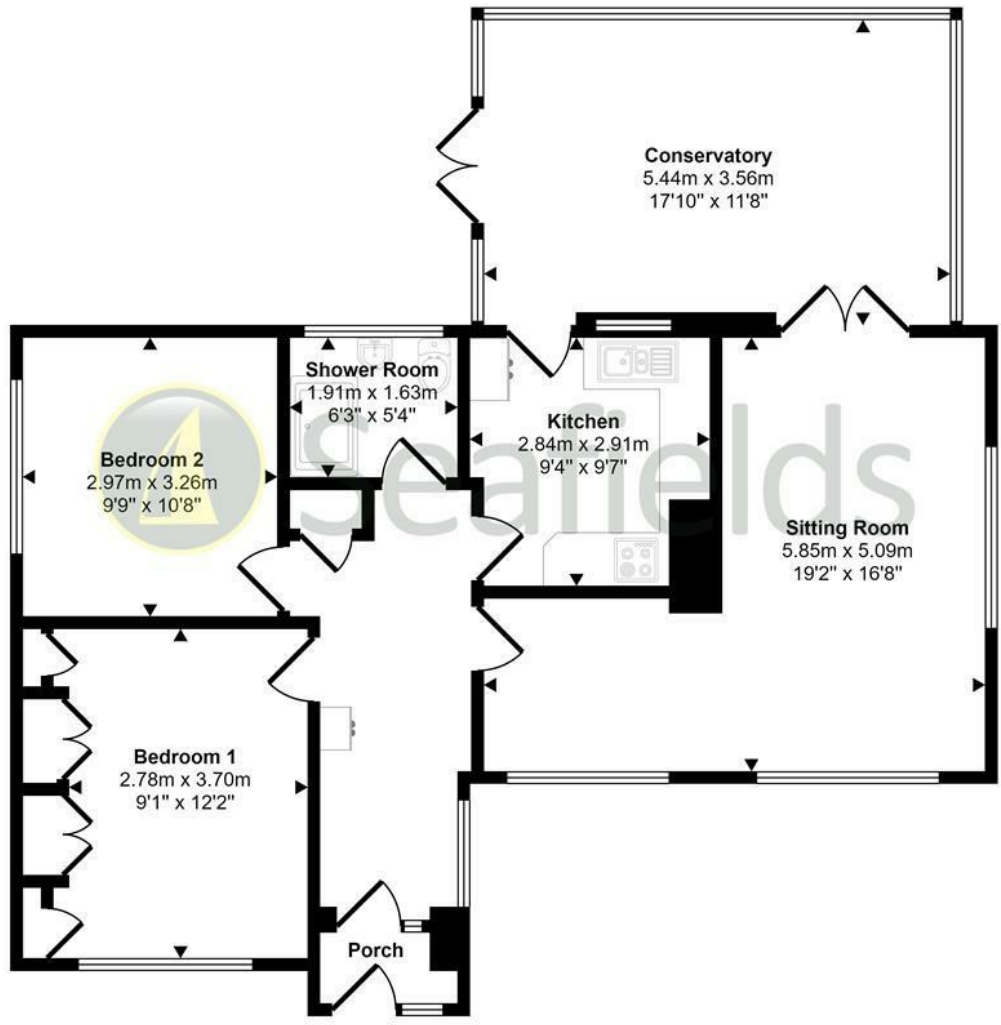
Services: Mains gas, electricity and water/drainage

Chain Free (at commencement of marketing, grant of probate awaited)

DISCLAIMER:

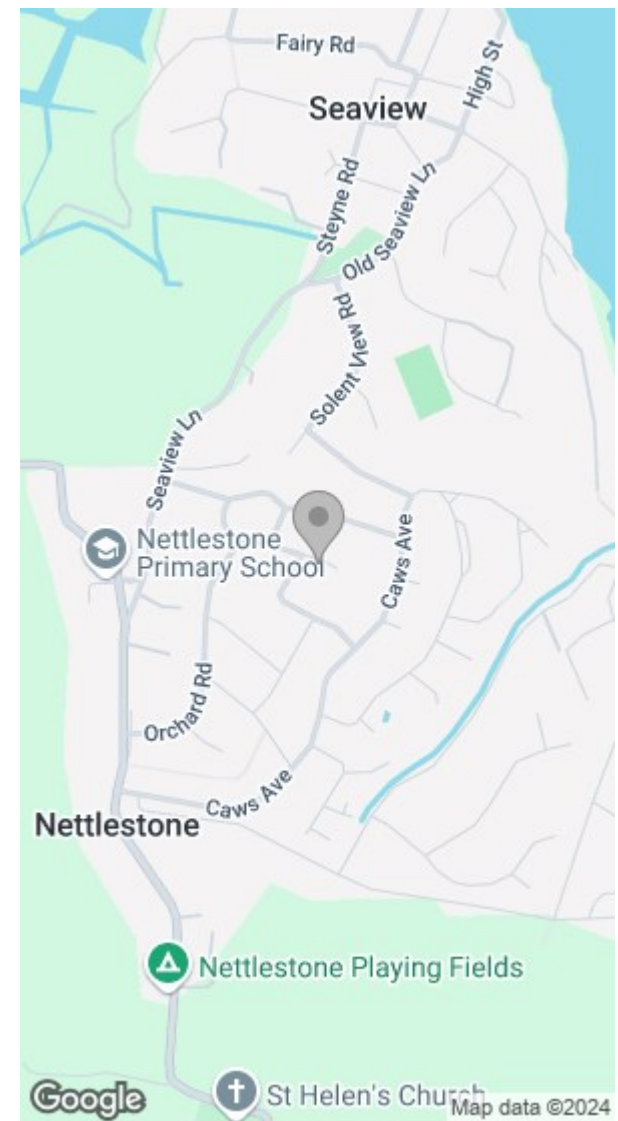
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
89 sq m / 960 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <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>Not energy efficient - higher 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>Not environmentally friendly - higher CO₂ emissions</p>	
	86		
	59		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

