



Guide Price £350,000

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



Seafields



## **SPACIOUS, BRIGHT AND WITHIN TRANQUIL SETTING!**

**A superb opportunity to acquire this semi-detached home set well back from the road within a good sized plot. The versatile accommodation comprises a dual aspect sitting room leading to lovely large sun room, separate dining room (or third bedroom), modern fully fitted kitchen and downstairs cloakroom/wc - plus 2 DOUBLE BEDROOMS on the first floor and a large modern shower room. Other features of the property include fast cable broadband, GAS CENTRAL HEATING, double glazing, open front lawn plus a lovely large, enclosed REAR GARDEN as well as a LONG DRIVEWAY providing space for at least 3 vehicles and leading to the GARAGE. This is a home offering great convenient for the local shops, amenities, lovely beaches and rural walkways plus the bus route. Certainly well worth a visit. \* Virtual Tour available \***

### **ACCOMMODATION:**

Entrance door to:

### **ENTRANCE HALL:**

A welcoming hallway with wood effect laminate flooring and carpeted stairs to first floor with cupboard beneath. Radiator. Doors to:

### **KITCHEN:**

Well proportioned recently fitted kitchen with matching cupboard and drawer units and wood effect work surfaces incorporating stainless steel double drainer sink unit. Integrated appliances to include gas hob, oven and microwave; fridge/freezer; dishwasher; washing machine. Free standing island with matching work surface and 2 x black bar stools. Radiator. Wall mounted 'Vaillant' gas boiler. Linoleum flooring. Double glazed window to front. Door to side with obscure glass panel leading to driveway.

### **DOWNSTAIRS WC:**

Comprising suite of w.c. and wash hand basin. Wood effect laminate flooring. Obscured double glazed window to front.

### **SITTING ROOM:**

A lovely spacious room with double glazed window to side and sliding patio doors into sun room. Coal effect electric fire. Carpeting to floor. Radiator.

### **SUN ROOM:**

A superbly proportioned sun room with double glazed windows and doors to garden. Tile effect vinyl flooring. Radiator.

### **DINING ROOM:**

A well proportioned carpeted dining room (or third bedroom) with double glazed window overlooking sun room. Radiator.

### **FIRST FLOOR LANDING:**

Access to insulated loft space. Doors to:

### **BEDROOM 1:**

A particularly large carpeted double bedroom with double glazed window to side. Radiator. Built-in double wardrobe and linen cupboard.

### **BEDROOM 2:**

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

### **SHOWER ROOM:**

A smart modern shower room comprising white suite of walk-in shower cubicle, w.c. and vanity wash basin with toiletry cupboards beneath. Tile effect laminate flooring. Tiled surrounds. Heated towel rail. Double glazed window to front

### **GARDEN:**

The property is set within a good sized plot with open lawn to front with mature Cherry tree plus outside tap. Gated access to rear. A lovely large enclosed rear garden comprising decked and patio areas plus paved walkway leading to the end of the garden. Inset pond (with goldfish). There is an array of mature trees including Apple, Plum and Fig, plus an assortment of vegetable beds. Garden chalet/shed. Power points to rear of garage. Space for hot tub.

### **DRIVEWAY:**

A long concrete driveway (with turning point) provides parking for up to 3 vehicles and leads to garage.

### **GARAGE:**

16' x 8' (4.88m x 2.44m)

Single garage with up-and-over door, power and light. Double glazed window to rear.

### **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.

### **INTERESTING PROPERTY FACTS:**

Tenure: Freehold

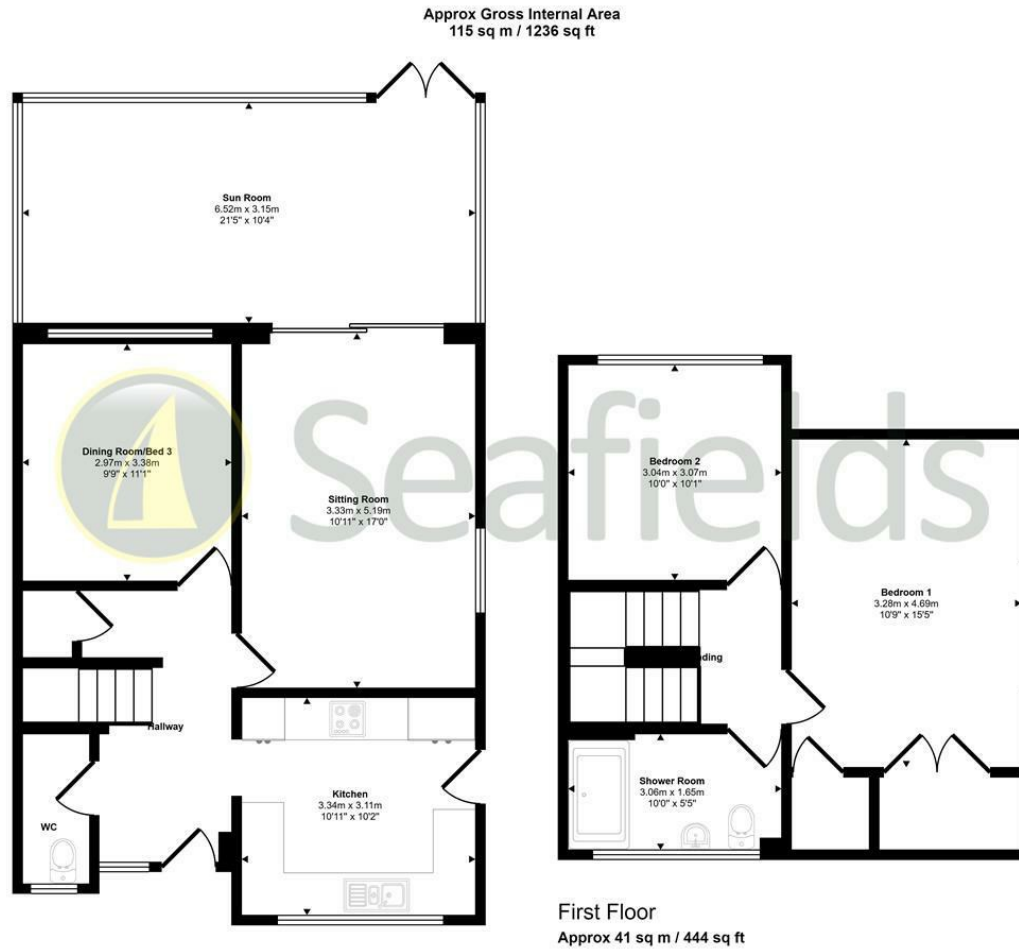
Council Tax Band: D

EPC Rating: TBC

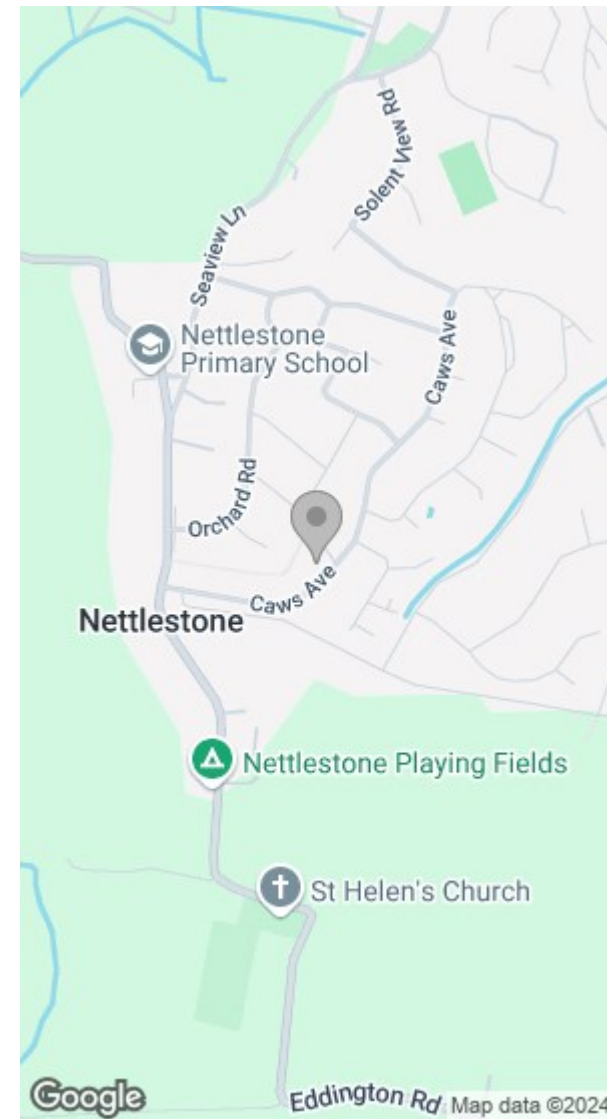
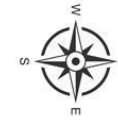
Construction: Standard

Flood Risk: None

Services: Mains electricity, gas and water/drainage



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85 A	85 A	Very environmentally friendly - lower CO <sub>2</sub> emissions 85 A	85 A
(91-91) B		(91-91) B	
(69-80) C		(69-80) C	
(55-66) D		(55-66) 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



