



Guide Price £840,000
SQUIRRELS CHASE, GULLY ROAD, SEAVIEW, PO34 5BZ



A GREAT OPPORTUNITY MOMENTS FROM SEAGROVE BAY!

Nestled on the charming Gully Road in Seaview, this **DETACHED FAMILY HOME** offers easy access to the beach making it a dream for water sports enthusiasts, with the ability to effortlessly wheel dinghies and kayaks to the shore. Having been extensively extended and re-modelled, the 2 storey accommodation exudes elegance, style and great versatility, including a fabulous open-plan **WOW FACTOR** living room which flows into the large stylish kitchen/diner. There are 6 **BEDROOMS** (2 on the ground floor), and 3 bathrooms - plus a large first floor **BALCONY** to enjoy the peaceful outlook. Centrally positioned within a deep plot, there is a secluded rear garden (with outside 'office') plus a sweeping driveway providing ample car/boat parking space. The huge bonus is the **DOUBLE GARAGE** - also perfect for boat storage! A short stroll away from village amenities, the property is also less than 10 minutes away from vibrant Ryde town with its mainland passenger ferry links. Offered as **CHAIN FREE** and very well worth a visit.

INTERESTING PROPERTY FACTS:

Tenure: Freehold * Council Tax Band: F

Windows/doors: Double glazed throughout

Heating: Gas central heating (Viessmann boiler) via radiators

Lighting: Recessed down lighters

Sellers Situation: Chain Free

ACCOMMODATION:

An open storm porch with decked veranda bordered by timber and rope balustrade with inset lighting. Steps to double glazed entrance door with adjacent window.

HALLWAY:

A carpeted hall with timber panelled doors to all rooms. Stairs to first floor with skylight window allowing ample natural light to flow to both levels. Deep cloaks cupboard with fuse box.

OPEN-PLAN LIVING ARRANGEMENT:

A magnificent open-plan airy and bright space comprising:

Sitting Room:

A wonderfully spacious dual aspect room with windows to front and full width bi-folding doors to rear garden. Attractive log burner. Luxury vinyl flooring (flowing through to kitchen/dining area.

Open aspect to:

Kitchen/Breakfast/Dining Area:

A large stylish kitchen comprising extensive range of cream coloured units with Quartz work surfaces over incorporating breakfast bar and inset 1.5 bowl sink unit. Integral NEFF dishwasher and oven. Rangemaster cooker including 5 ring hob, plate warmer, double oven and grill. Recess for American style fridge/freezer. Deep 'utility' cupboard with plumbing for washing machine/tumble drier. Window and door to sun porch.

SUN PORCH:

Large dual aspect 'room' perfect for beach/sports gear storage with window/doors to garden.

BEDROOM 3 + EN SUITE:

Large double bedroom with windows x 2 to front. Door to:

En suite comprising suite of w.c. and vanity wash basin with shaver light. Obscured window to side.

BEDROOM 4:

Double bedroom with window to rear. Double width fitted wardrobe.

FAMILY SHOWER ROOM:

Downstairs room comprising large corner shower cubicle, vanity wash basin and w.c. Window to side.

FIRST FLOOR LANDING:

Carpeted landing with large Velux window to front offering ample natural light. Doors to:

BEDROOM 1:

Superbly proportioned bedroom (or ideal first floor sitting room) with window to rear and bi-folding doors to large decked **BALCONY** with glazed balustrade.

BEDROOM 2 + EN SUITE:

Double bedroom with window to front. Walk-in wardrobe. Door to **EN SUITE** comprising large shower cubicle, and vanity unit with inset wash basin and good range of toiletry units. Cupboard housing Viessmann gas boiler.

BEDROOM 5:

Small double/large single bedroom with window to rear. Fitted wardrobe.

BEDROOM 6:

Small double/large single bedroom with window to rear. Fitted wardrobe.

FAMILY BATHROOM:

Quality white suite comprising bath with shower over; vanity wash basin; w.c. Wood effect laminate flooring. Heated towel rail. Extractor fan.

OUTSIDE:

Centrally positioned within a good sized plot, there is a lovely enclosed and secluded rear garden comprising large 'deck' with few steps up to lawn with shrub/tree borders. Outdoor clad 'office' with light, power and double glazed door and windows. Double gated access x 2. To the front and bordering the driveway, there is a further lawned area with assorted shrubs and trees. There is also the first floor balcony plus elevated ground floor veranda ... the ideal spot to watch the squirrel and bird life.

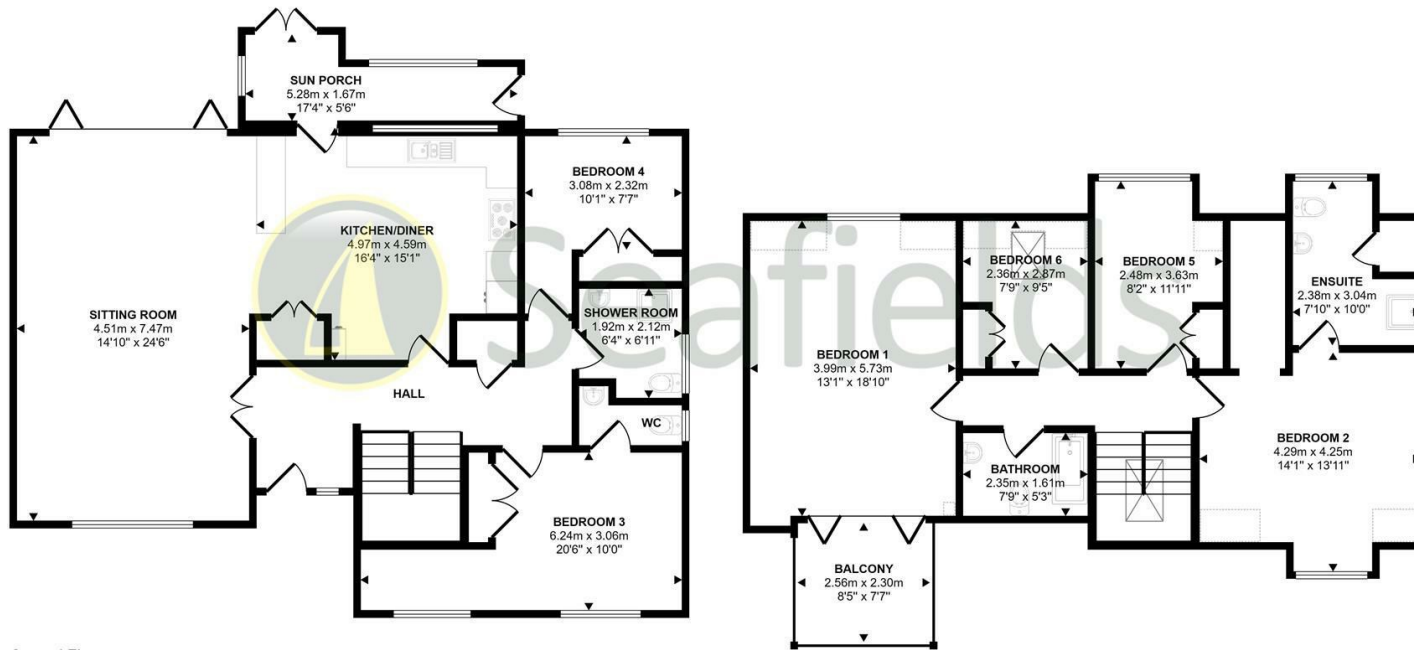
DRIVEWAY & DOUBLE GARAGE:

A sweeping driveway with wide turning circle provides parking for several cars/boats - with a further deep parking bay in front of the **DOUBLE GARAGE** with up and over door.

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. None of these statements contained in these details are to be relied upon as statements of fact - they are a guide only.

Approx Gross Internal Area
196 sq m / 2111 sq ft



Ground Floor
Approx 115 sq m / 1243 sq ft

First Floor
Approx 81 sq m / 868 sq ft

Denotes head height below 1.5m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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