



Guide Price £415,000
9 ORCHARD ROAD, SEAVIEW, PO34 5JB



SUPERBLY SPACIOUS, FLEXIBLE AND BRIGHT!

Welcome to 9 ORCHARD ROAD - a particularly airy and light DETACHED BUNGALOW which has been extended over the years, now offering well presented and flexible accommodation which is 'ready to move in to'. The large welcoming hallway leads to a particularly spacious triple aspect L-shaped sitting/dining room, separate modern kitchen leading to the utility room, 3 BEDROOMS, plus an en suite shower room and family bathroom. Set within a wide plot, there is a good sized private REAR GARDEN with further benefits including GAS CENTRAL HEATING, double glazing, driveway parking plus GARAGE. So conveniently positioned close to the bus route, Nettlestone and Seaview amenities/convenience stores, plus lovely beaches and countryside, this CHAIN FREE home is certainly well worth a visit.

ACCOMMODATION:

Obscured double glazed door and adjacent window to:

ENTRANCE HALL:

A large, welcoming hallway with laminate flooring. Radiator. Cupboard housing meters. Access to loft. Broom cupboard. Doors to:

SITTING / DINING ROOM:

Large airy and bright L-shaped room with double glazed windows to front, side and rear with sliding doors to rear garden. Radiators x 3.

KITCHEN:

Good range of cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit. Gas cooker with extractor hood over. Recessed space for tall fridge/freezer. Space and plumbing for dishwasher. Recessed down lighters. Wood effect vinyl flooring. Double glazed window overlooking rear garden. Double glazed window to rear. Opening to:

UTILITY ROOM:

A useful area offering work surface with space and plumbing for washing machine and tumble dryer below. Wall mounted 'Worcester' gas boiler. Radiator. Obscured double glazed window and door to rear garden.

BEDROOM 1:

Carpeted double bedroom with double glazed window to side. Radiator. Door to:

EN SUITE SHOWER ROOM:

Comprising modern suite of shower cubicle, wash hand basin and w.c. Heated towel rail. Full tiling to floor and walls. Obscured double glazed window to rear.

BEDROOM 2:

Well proportioned carpeted double bedroom with double glazed squared bay window to front. Radiator. Door to:

BEDROOM 3 / SUNROOM:

A versatile room for use either as a bedroom or sun room. Double glazed windows to front and rear plus French doors to garden. Radiator. Recessed down lighters.

BATHROOM:

Modern white suite comprising panelled bath, wash hand basin and w.c. Tiled surrounds. Glass blocks benefiting from borrowed light. Heated towel rail.

GARDENS:

Set within a large, wide plot, there is a good sized, very private rear garden comprising patio area (with dwarf wall division) with the rest being mainly laid to lawn. Assorted shrubs. Timber storage shed. Gated access to side plus pedestrian access to garage. To the front is a wide expanse of lawn with shrubs and palm tree, paved pathways, plus a decorative shingled border.

DRIVEWAY and GARAGE:

Wide/deep driveway providing car/boat parking and leading to GARAGE with up and over door and pedestrian door to rear garden.

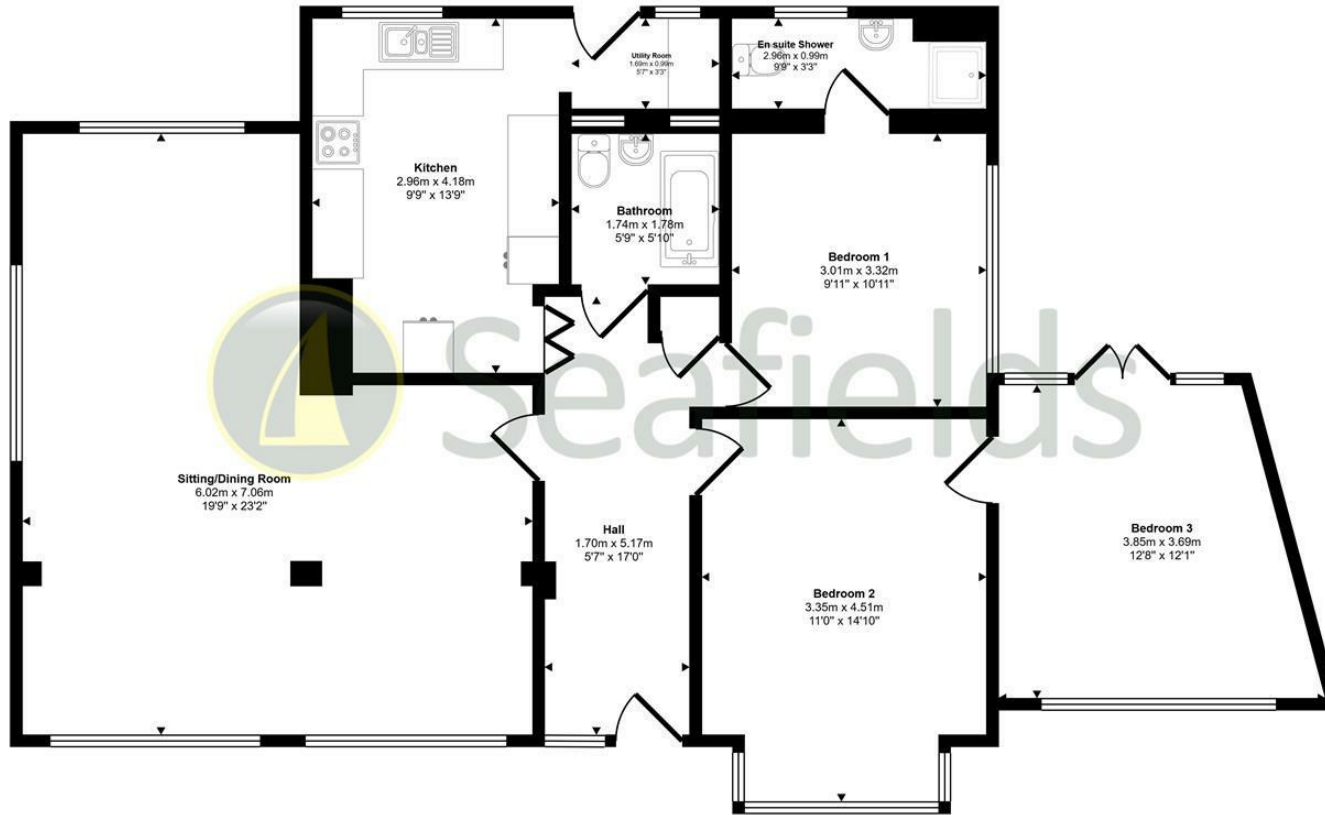
INTERESTING PROPERTY FACTS:

Construction: Standard
Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: C
Flood Risk: None
Services: All mains
Seller situation: Chain free

DISCLAIMER:

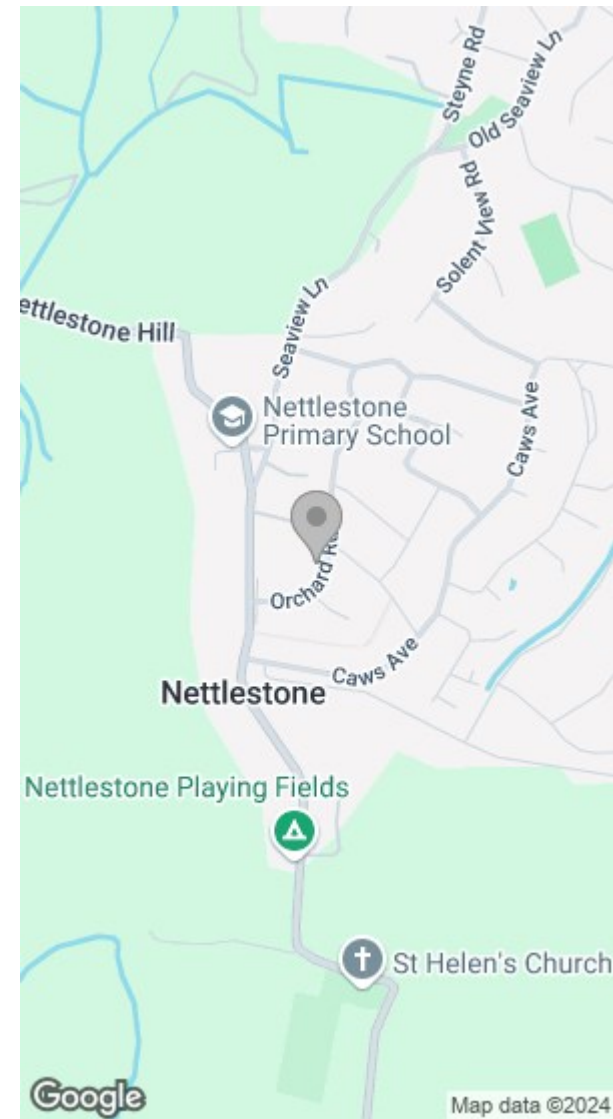
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
106 sq m / 1139 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
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

