



Susan Payne
PROPERTY
PROUDLY PRESENT FOR SALE



Timbers

Youngwoods Way, Alverstone Garden Village, Isle of Wight PO36 0HE



Completely transformed by the current owners, this stunning three-bedroom detached bungalow has been renovated to a high standard providing stylish and spacious interiors with beautiful gardens and driveway parking.

- Stunning detached bungalow
- Beautiful open plan living
- Unique, one-of-a-kind property
- Nature rich, tranquil setting
- Network of footpaths on the doorstep
- Three bedrooms and two bathrooms
- Completely refurbished and updated
- Peaceful, sizeable rear garden
- Ample driveway parking
- Short drive to local amenities

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Set within an Area of Outstanding Natural Beauty, this bungalow has been completely transformed into a stylish, contemporary property that boasts natural light and space throughout. The current owners have updated everything including electrics, plumbing, and heating systems as well as reconfigured the property to create convenient accommodation. At the heart of the home is the open-plan living space with boasts a fantastic, vaulted ceiling, accentuating the feeling of space whilst filling the room with plenty of natural light. The accommodation comprises a generous entrance hall leading to two double bedrooms (one with an en-suite), the family bathroom, and the large open-plan living space. The space continues to the utility room, third bedroom, and also has access to the rear garden. Outside, the garden has been landscaped to provide lovely seating areas as well as a useable garden space. The front garden and driveway have also been cleared and landscaped to allow easier access to the property and to create additional parking.

Located between Sandown and Newchurch, the highly desirable Alverstone Garden Village is set within the thriving Youngwoods Copse within close proximity to unspoilt woodlands, nature reserves and an abundance of countryside walks. The Alverstone village store is just a short drive from the property and the towns of Shanklin and Sandown are located under five miles away where you will find a variety of shops, restaurants, pubs and expansive sandy beaches. The Island's historical county town of Newport can be reached within a 20-minute drive and also provides plenty of high street amenities, highly regarded eateries and a cinema complex.

Welcome to Timbers

A long driveway from Youngwoods Way leads up to the front of the property with large planted borders on each side. There is a small ramp up to the front door of the property.

Entrance Hall

15'06 x 7'11 max (4.72m x 2.41m max)

Opening the frosted glazed composite door into the entrance hall presents soft, modern interiors which continue through the accommodation. A wood effect porcelain tile floor, laid in a herringbone style, continues through majority of the property and the space is lit by automated, light sensitive spotlights. There is access to the loft from here, plus two cupboards, one containing the electrical consumer unit.

Family Bathroom

12'05 x 6'11 (3.78m x 2.11m)

Continuing the flooring, this spacious family bathroom is fully equipped with a large walk-in shower, a rolltop bathtub with a shower attachment, a w.c, and a twin basin vanity unit. A chrome heated towel rail warms the space, it is lit by spotlights, and also includes an extractor fan. The space is finished in neutral, white splashback panels.

Bedroom One

19'05 max x 11'09 (5.92m max x 3.58m)

This beautiful double bedroom boasts a rear position within the accommodation with French doors out to the rear garden. Large, fitted wardrobes provide plenty of storage and this space is finished with a wood effect laminate flooring which can be found in each of the bedrooms and en-suite.

En-suite Shower Room

Comprising a large walk-in shower, a vanity hand basin unit, and a w.c, this space is naturally lit by a frosted glazed window to the side and warmed by a chrome heated towel rail. The space is finished with splashback panels around the shower and basin that match the family bathroom.

Bedroom Two

13'05 x 9'09 (4.09m x 2.97m)

Naturally lit by a window to the front aspect, this lovely double bedroom offers a recess for storage as well as a panelled headboard on the wall.



Open-Plan Living Space

29'08 x 16'05 (9.04m x 5.00m)

Located at the centre of the home, this beautiful room elevates the feeling of space through a vaulted ceiling and is naturally lit by a window to the front, large, glazed doors to the rear, and three Velux windows, one of which is electric powered with a self-closing mechanism. The space offers a beautifully appointed kitchen area with white cabinets integrating appliances including full height fridge and separate freezer, full size dishwasher, electric induction hobs, and two electric ovens with self-cleaning glass. As well as the integrated appliances, there is plenty of storage plus the addition of shelves that sit over the worktop. The stone effect worktop integrates a sink with a stylish chrome tap over, integrating an instant boiling water function, as well as a wooden upstand and white painted panelling as a splashback.

The living/dining area within the room offers plenty of configuration options plus a beautiful freestanding log burner creating an interesting focal point in the room. A fantastic addition to the room is an oak constructed display cabinet with integrated lights which is a lovely addition to the space. This room is finished with four sets of 5 pendant light fixtures.

Utility Room

9'08 x 8'06 (2.95m x 2.59m)

This handy utility space offers a range of cupboards as well as undercounter space for a washing machine. The oil-fired boiler can also be found in here as well as the loft hatch to another partially boarded loft space. This space is finished with a window to the front and an obscure glazed composite door to the side.

Bedroom Three

10'03 max x 8'00 (3.12m max x 2.44m)

Presenting a fantastic space for a home office or guest bedroom, this lovely room has patio doors out to the rear garden.

Garden

This charming garden is fully enclosed with fencing and offers a gravelled seating area at the rear sliding doors leading into the open-plan living area. A retaining wall was built from stone found in the garden and two raised beds are retained by beautiful oak sleepers. Stone steps up to the lawn from the seating area open into the main garden which is laid to lawn with a few planted borders. Several well-maintained oak trees encourage the wildlife including the famous red squirrels to the garden. The oil tank can also be found in the garden and there is access at the side of the bungalow.

Parking

The front of the driveway boasts a long, tarmac driveway with ample space to park. The large frontage at the property also gives the new owners an opportunity to expand the driveway, if desired.

Timbers is an exceptional property, finished to high standards, offering the new owners an easy move into a recently refurbished property. A viewing is highly recommended by the sole agents, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: E

Services: Mains water, drainage, electric, and oil central heating



GROUND FLOOR
 1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	77
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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