



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

24, Greenlydd Close

Niton, Isle of Wight PO38 2BJ



£325,000
FREEHOLD



Set on a good-size corner plot in a highly sought after, peaceful location, this beautifully presented two-bedroom bungalow enjoys fabulous wraparound gardens, a driveway and a garage.

- Immaculately presented link-detached bungalow
- Well-proportioned, spacious rooms
- Garage and private driveway parking for two cars
- Situated in an enviable, peaceful location
- Network of rural and coastal paths on the doorstep
- Mature gardens with well-established planting
- Light and bright ambience throughout
- Well-maintained and upgraded in recent years
- Walking distance to plenty of village amenities
- Offered for sale chain free and ready to move into

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

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Positioned within a quiet cul-de-sac, 24 Greenlydd Close occupies a spacious corner plot and boasts a range of home-improvements to offer a beautifully finished and well-maintained home. Recent upgrades include the installation of a fabulous log-burning stove, and the addition of a block paved driveway, which combine with a high standard of interior decoration, modern kitchen and bathroom, electric heating and double glazing throughout. Accommodation comprises a welcoming entrance hall, a spacious lounge, kitchen with attached sunroom, two good-size double bedrooms and a family bathroom, and the property also offers further potential (subject to any required planning consent) in the form of an attached single garage.

Greenlydd Close is a quiet cul-de-sac, enjoying wonderful views of the surrounding downland, and is perfectly located to benefit from plenty of local amenities, plus it is just a few minutes' walk from the iconic St. Catherine's Lighthouse and spectacular walking routes along the rugged south-westerly coastline. The property is nearby to highly regarded pubs including The White Lion and the historic Buddle Inn, favoured by smugglers in years gone by, and the popular village of Niton with its primary school, a pharmacy, a well-stocked grocery store and post office are also within easy walking distance from the property. The seaside resort of Ventnor is located just 4.5 miles away providing a whole range of amenities including boutique shops, fine eateries and supermarkets. Ventnor is renowned for its unique microclimate, golden beach and bustling arts scene. Niton village is served by Southern Vectis bus route 6 which connects with Newport and Ventnor, with a stop located at the end of the road on Institute Hill.

Welcome to 24 Greenlydd Close

From popular Greenlydd Close, the bungalow is accessed via block paved driveway and pedestrian footpath, both leading between well-kept gardens. A storm porch creates a welcoming entrance, complete with an outside lantern, with a decorative UPVC front door leading into the entrance hall.

Entrance Hall

extending to 9'6" (extending to 2.91m)

Presented in a stylish combination of soft, neutral tones, complete with a dado rail and neutral carpet, the entrance hall is light and bright. A hatch provides access to the loft space, and doors lead to the lounge, kitchen, bathroom and to both bedrooms.

Lounge

20'0" x 11'10" (6.11m x 3.62m)

Spacious and light, the lounge is arranged around a fabulous woodburning stove, set on a slate hearth with a stunning slate chimney breast behind. The neutral décor and carpet flows through from the hallway, and there is a large picture window, flooding the room with natural light and providing a lovely view over the neighbouring rooftops to the downs beyond.

Kitchen

10'0" x 9'6" (3.05m x 2.90m)

The kitchen comprises a fabulous mix of contemporary cream base and wall cabinets, complemented with wood-laminate worktops, neutral tiled splashback, pale green walls and wood-vinyl flooring. A window and glazed door provide access into the sunroom, and there is a full height cupboard which is also home to the hot water system. The kitchen also benefits from an inset sink and drainer with a swan neck mixer tap, an integrated oven and hob and there is space for a fridge-freezer.

Sunroom

9'8" x 6'3" (2.95m x 1.93m)

Currently configured as a fabulous dining room, the sunroom is glazed on three sides with lovely views over the garden with glimpses of the downs beyond. French doors lead out to the garden, and the sunroom is finished with cream décor and wood-vinyl flooring.



Bedroom One

12'0" x 11'10" (3.66m x 3.61m)

Another light, bright and generously proportioned room, the primary bedroom has a large window looking over the rear garden, and is presented with soft, neutral décor and carpet.

Bedroom Two

11'8" x 9'6" (3.58m x 2.92m)

The neutral décor and carpet continues into the second bedroom, which is well proportioned and light, with a large window to the front aspect.

Bathroom

The bathroom is well appointed, with a modern white suite comprising a full-size bath with an electric shower over and a sleek glass screen, a pedestal basin and a matching low-level WC. The bathroom also has a heated chrome towel rail, an electric heater, a window to the front aspect with frosted glass for privacy and is finished in a blend of cream and green tones.

Outside - Front

The gardens wraparound the bungalow, making the most of its desirable corner plot with a mix of well-presented lawns, mature trees and a pathway which connects the rear gate, front door and driveway. The block paved driveway is a fantastic addition, providing parking for two and access to the garage.

Garage

The attached single garage is a good-size, and could offer further potential (subject to any necessary consents). The garage is home to the electrical consumer unit and meter, has an up-and-over door to the front, a pedestrian door to the rear, a concrete floor and has strip lighting and electrical sockets.

Outside - Rear

The enclosed rear garden is a real sun trap, with a paved terrace providing an outside seating or dining area, and connecting to a small shed and the door into the garage. The garden is mostly laid to lawn, surrounded by stunning mature planting and enclosed with a high quality fence, plus there is a secure gate that leads to the front garden.

24 Greenlydd Close presents an enviable opportunity to purchase a well-maintained and presented bungalow, set in an extremely desirable location and offered for sale chain free. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Mains water, electricity and drainage



Ground Floor



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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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