



Susan Payne  
PROPERTY

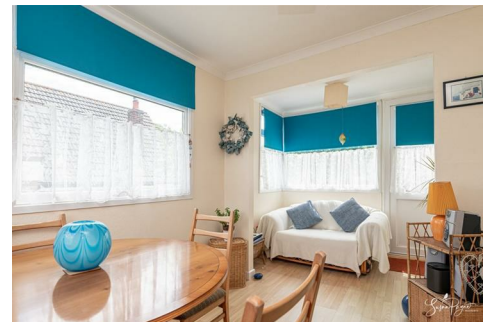
PROUDLY PRESENT FOR SALE

# 7, Greenlydd Close

Niton, Isle of Wight PO38 2BJ



£345,000  
FREEHOLD



Positioned in a desirable and peaceful village estate, this delightful two-bedroom link-detached bungalow is located just moments away from local amenities, beautiful beaches and public transport links.

- Well-maintained two-bedroom link-detached bungalow
- Extended to create an additional reception room
- Updated kitchen and shower room
- Immaculately presented throughout
- Electric heating and double-glazed windows
- Lovely, mature gardens to the front and rear
- Plenty of driveway parking and a garage
- Network of rural and coastal paths on the doorstep
- Situated in a quiet location amongst similar homes
- Within easy reach of larger towns of Newport & Ventnor

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

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Arranged over a single level, this fabulous home has been well-maintained by the current owners of 18 years, and benefits from a number of upgrades including double glazing, updated kitchen and shower room, and is presented with a high standard of interior decoration. The property has been extended, adding a further reception room, and is surrounded by beautifully presented, mature gardens which are filled with colourful planting. Accommodation comprises a welcoming entrance hall, living room, kitchen, dining room/snug, two double bedrooms and a shower room.

Positioned within a quiet village estate, 7 Greenlydd Close is perfectly located to benefit from plenty of local amenities, and is also 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, well-stocked grocery store and pharmacy are also within easy walking distance from the property. The village is served by Southern Vectis bus route 6 which connects with Newport and Ventnor.

### **Welcome to 7 Greenlydd Close**

From popular Greenlydd Close, a driveway provides plenty of parking and leads to the smart cream façade of No 7. Mature planting in the front garden enhances privacy, and steps lead up to a UPVC front door.

### **Entrance Hall**

*extending to 11'9" (extending to 3.60m)*

The welcoming entrance hall is presented with neutral décor over a red carpet, and benefits from a large double storage cupboard. Doors lead to the living room, kitchen, to both bedrooms and to the shower room.

### **Living Room**

*16'8" x 10'2" (5.10m x 3.10m)*

Generously proportioned, the lounge features twin aspect glazing with a window to the side and a bay window to the front aspect, which combine to flood the space with natural light. The living room is arranged around a chimney breast which adds character and the space is finished with soft, neutral walls and a plush grey carpet.

### **Kitchen**

*13'1" x 7'6" (4.00m x 2.30m)*

The recently updated kitchen comprises a mix of base and wall cabinets, with contemporary grey doors, and complemented with wood-laminate worktops, neutrally tiled splashbacks and floor, and sunny yellow walls. Integrated appliances include an oven, hob and extractor, and there is an inset sink and drainer with a modern mixer tap set beneath a window which looks over the rear garden. There is space for a washing machine and fridge/freezer, and the kitchen also benefits from a full height storage cupboard. A door connects to the dining room.

### **Dining Room**

*14'5" x 8'2" (4.40m x 2.50m)*

A fantastic addition, this versatile space features triple aspect glazing providing garden views and creating a light, bright ambience, which is further enhanced with neutral décor and wood-laminate flooring.

### **Bedroom One**

*13'1" max x 9'2" max (4.00m max x 2.80m max)*

The primary bedroom is well-proportioned, with a large window to the rear aspect, soft blue décor and a neutral carpet.

### **Bedroom Two**

*13'1" max x 7'6" (4.00m max x 2.30m)*

Another good-size room, the second bedroom has a window to the front aspect, subtle blue walls and a plush neutral carpet.



### **Shower Room**

Updated in a calming, spa like theme, the shower room features a large walk-in shower, a vanity basin with storage built-in and a matching low-level WC. The shower room is fully tiled which creates a luxurious feel, and also benefits from a heated towel rail and a window to the rear aspect with patterned glass for privacy.

### **Outside**

The front garden is laid to lawn, surrounded by well-established planting which enhances privacy and creates a fabulous amount of kerb-appeal to the property. The driveway provides plenty of parking and leads up to the garage (16'11 x 7'10), which features an up-an-over door and has electric power points. The gardens continue to the side of the property to connect with the rear garden, which is a fantastic blend of lawns and borders, complete with stunning mature planting, and a paved terrace which provides a wonderful outside seating and dining area. The garden also benefits from a shed, a greenhouse (8' x 6') and a summerhouse, finished in an enchanting blue shade.

7 Greenlydd Close presents a fabulous opportunity to purchase a well-maintained and beautifully presented two-bedroom bungalow, set in an extremely desirable village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C

Services: Mains water, electricity and drainage



**Ground Floor**  
929sqft (86.2sqm) approx.



*Floorplan for illustrative purposes only and not to scale*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; margin-right: 10px;">49</span> <span style="font-size: 2em; margin-left: 10px;">84</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; margin-right: 10px;">49</span> <span style="font-size: 2em; margin-left: 10px;">84</span> </div>
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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