



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

23, Greenlydd Close

Niton, Isle of Wight PO38 2BJ



£315,000
OFFERS OVER



This fabulous bungalow is presented in a beautiful country-chic style throughout, enjoys fantastic downland views and is located just moments away from village amenities and the spectacular rugged coastline.

- Two-bedroom detached bungalow in a popular area
- Plenty of driveway parking and an integral garage
- Stunning views of the surrounding downland
- Situated in an enviable, peaceful location
- Network of coastal and rural walks/rides on the doorstep
- Delightful, well-established gardens to the front and rear
- Spacious kitchen/diner and a sunroom with a lovely view
- Improved and well-maintained by the current owners
- Niton village amenities just a stone's throw away
- Garage could offer further potential (STP)

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

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Set in an elevated position, this beautiful bungalow offers a wonderful single storey home, full of natural light and well-arranged accommodation. Situated on a spacious plot, 23 Greenlydd Close features immaculate, well-established gardens front and rear, and internally, the property is presented with neutral interiors finished in a fantastic country-chic style. Accommodation comprises a useful porch, welcoming hall, spacious living room, a spacious kitchen/diner, a sunroom with glorious garden views, two double bedrooms, a bathroom and a separate cloakroom. The property also benefits from a driveway and an integral garage, which could offer further potential (subject to any necessary consents).

23 Greenlydd Close is set on a quiet, desirable residential street, perfectly located to benefit from plenty of local amenities, yet 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 23 Greenlydd Close

Approaching from popular Greenlydd Close, a driveway provides plenty of private parking and sweeps around to the neatly presented red-brick façade of No. 23. A beautiful, soft green part glazed front door leads into the useful porch, which has a window to the side aspect, and tiled steps up to a glazed door into the hall.

Hall

extending to 18'0" (extending to 5.51m)

The fabulous neutral décor and attractive stripped pine floorboards start in the hallway and continue throughout most of the property. The hall also features a glazed panel to the living room, which adds further natural light. A large cupboard has sliding doors and adds valuable storage, and doors lead to the living room, kitchen, to both bedrooms and to the bathroom and separate cloakroom.

Living Room

17'2" x 12'0" max (5.25m x 3.67m max)

Spacious and light, the living room has a large window to the front aspect with views over rooftops to the rural landscape and church beyond.

Kitchen/Diner

15'11" x 10'7" (4.86m x 3.24m)

The kitchen/diner is another generously proportioned room, with space for a breakfast or dining table, and twin aspect glazing which provides views to the side and to the rear garden, through the sunroom. There is a fitted stainless steel sink and double drainer with drawer and cupboard units underneath set beneath the window and there is a area of fitted worktop to the left to the sink unit, plus a matching fitted double wall cupboard to the left of the sink unit. The kitchen/diner also features an electric double oven A door connects to the sunroom.

Sunroom

14'5" x 8'11" (4.40m x 2.74m)

Large, triple aspect windows provide a wonderful view over the rear garden and on to the landscape beyond, and fill the room with light. Neutral décor and flooring combines with exposed brick, and a door leads out to the garden.

Bedroom One

14'9" x 9'10" (4.52m x 3.00m)

The primary bedroom is spacious and light, with a large window looking over the rear garden with the spectacular downs beyond. The neutral décor and stripped pine floorboards continue.



Bedroom Two

10'0" x 9'10" (3.05m x 3.00m)

Bedroom two is also a good size and neutrally decorated, with a window to the front aspect with views of the front garden and over the village rooftops.

Bathroom

The bathroom is presented in a mix of tile, neutral walls and a vinyl floor, has a window with patterned glass for privacy and a pale blue suite comprising a full-size bath and a pedestal basin.

Cloakroom

The separate cloakroom benefits from a window to the rear aspect, neutral walls, a stripped pine floor and a pale blue WC.

Outside - Front

The front garden is a fabulous combination of sweeping driveway, lawn, gravel borders, and mature shrubs and flowers which add a burst of colour. A gate leads to the rear garden, and an up-and-over door leads into the garage.

Garage

17'7" x 8'0" (5.38m x 2.44m)

The good size garage is presented with neutral décor, a carpeted floor and a hatch providing access to an insulated loft space. The garage is also home to the electrical consumer panel.

Outside - Rear

The beautiful rear garden has been curated and planted to create a wonderful space, surrounded with mature planting and with a gate directly onto the neighbouring rural footpath. A paved terrace provides a fabulous outside seating or dining area, with a natural stone wall retaining the lawn above. Fruit trees add further interest, and the rear garden backs on to open countryside and benefits from far-reaching rural views.

23 Greenlydd Close presents an enviable opportunity to purchase a well-maintained and beautifully presented two-bedroom bungalow, set in an enchanting, popular location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

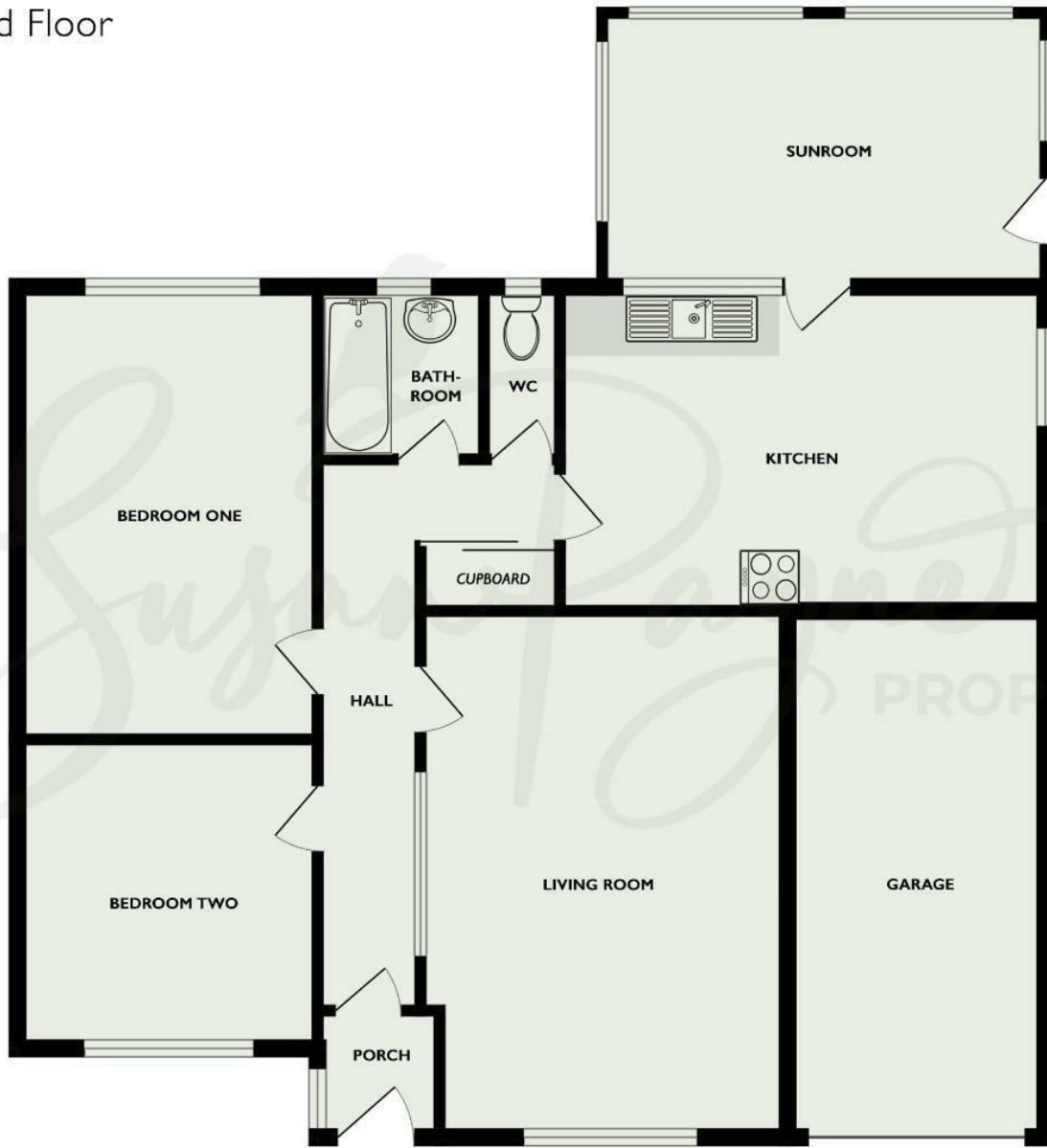
Tenure: Freehold

Council Tax Band: D

Services: Mains water, electricity and drainage



Ground Floor



Floorplan for illustrative purposes only and may not be to scale



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			
England & Wales		EU Directive 2002/91/EC	67
			23

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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