



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



24, Bannock Road

Whitwell, Isle of Wight PO38 2RD

£395,000
FREEHOLD



Offering a peaceful semi-rural lifestyle, this beautifully upgraded home has spacious accommodation with the benefit of a sunroom leading out into the delightful garden, plus a separate cabin, driveway parking and a garage.

- Immaculately presented detached bungalow
- Generously proportioned living space and a sunroom
- Beautifully refurbished and updated throughout
- Stunning, well-established gardens front and rear
- Situated within a popular, quiet village location
- Three naturally light bedrooms and a shower room
- Fabulous garden cabin, currently used as a home bar
- Plenty of driveway parking and a detached garage
- Countryside views and rural walks on the doorstep
- Close to local amenities and the village pub

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

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Presented to a high standard, this spacious detached bungalow has been updated throughout by the current owners, and blends an abundance of high-quality finishes with contemporary fresh neutral décor to create a fabulous home. The property is set back from the road, with well-established planting enhancing privacy, with a magnificent, zoned garden to the rear, which comes complete with a terrace, patio, lawns and a wonderful garden cabin, currently in use as a home bar, but equally suitable as a summerhouse or work-from-home space. Beautifully presented accommodation comprises a welcoming porch and entrance hall, an open plan lounge/diner, kitchen, large sunroom with fantastic views, three bedrooms and a recently updated shower room.

Located on a quiet residential road, the property benefits from nearby village amenities, including a highly regarded pub, a garage and a convenient post office. Whitwell has many footpaths and bridleways running through it, connecting to a wonderful network of country walks. The village hall enjoys many activities and events, including the Whitwell Village Show which takes place annually each summer. Additionally, the popular village of Niton is just a few minutes' drive away which provides a great range of facilities including local schools at pre-school and primary level, a convenience store, a post office, a medical centre, pubs and a cafe, and a pharmacy. Southern Vectis bus route 6 links Whitwell with the towns of Newport and Ventnor, including intermediate villages.

Welcome to 24 Bannock Road

Set back from popular Bannock Road, a large block paved driveway leads through the attractive front garden and on to No. 24. Cream cladding, Island stone and fresh white UPVC double glazing combine on the front façade, with a glazed front door to create a welcoming entrance to the property.

Porch

The porch benefits from a practical terracotta tile floor, white walls and a cupboard which neatly conceals the electrical panel. A glazed door and panel leads into the entrance hall.

Entrance Hall

The spacious entrance hall is presented with neutral walls over a beautiful oak floor, and has useful built-in storage cupboards, one of which is home to the boiler. A hatch provides access to the loft, which is well-insulated, part-boarded and features a pull-down ladder. A doorway leads into the kitchen, and there are doors to the lounge/diner, shower room and to all three bedrooms.

Lounge/Diner

23'6" x 12'2" max (7.18m x 3.72m max)

The fabulous oak flooring and neutral décor flows through into the open-plan lounge/diner. An abundance of glazing floods the room with natural light, with a large window to the front aspect looking over the garden and driveway, twin windows to the side aspect and a pair of sliding doors that connect with the sunroom.

Kitchen

9'6" x 8'3" (2.90m x 2.54m)

Contemporary glossy cream base and wall cabinets are complemented by metro tile splashbacks, dark roll-edge worktops and a stylish dark wood-vinyl floor. Integrated appliances include a gas hob (supplied by private bottled Calor gas), high-level oven and grill, an under-counter fridge and freezer, plus there is space for a washing machine and an inset stainless-steel sink and drainer complete with a mixer tap. A window and a part glazed door lead out to the sunroom.

Sunroom

17'4" x 8'1" (5.30m x 2.47m)

Glazed on three sides with full-height windows, the sunroom provides wonderful panoramic views over the garden and onto the spectacular downs beyond. With terracotta floor tiles and neutral walls, the sunroom adds further versatility to the floorplan, and also has French doors which lead out on to the wraparound sundeck.



Bedroom One

13'0" x 10'4" (3.98m x 3.15m)

The primary bedroom is spacious and light, with a window to the front aspect, neutral walls and a plush carpet, and plenty of room for bedroom furniture.

Bedroom Two

9'10" x 9'10" (3.02m x 3.00)

Modern grey walls and a soft carpet combine in the second bedroom, which also has a window to the rear aspect which fills the room with light and affords far reaching downland views.

Bedroom Three

9'4" x 7'5" (2.87m x 2.27m)

Bedroom three is another well-proportioned room, with light, neutral décor, a plush neutral carpet, and a window to the front aspect.

Shower Room

Fully tiled in a combination of modern grey and calming neutral tiles with mosaic detailing over a grey wood-vinyl floor, the shower room has a pair of windows to the front aspect with patterned glass for privacy and a contemporary grey towel rail. There is a chic floating basin with a mixer tap and a matching low-level WC, and a luxuriously large, walk-in shower.

Outside - Front

The front garden is a mix of lawn, mature border shrubs which add privacy, and gravel borders. The expansive, block-paved driveway provides plenty of parking for multiple vehicles, and a secure gate connects to the rear garden.

Garage

19'4" x 8'2" (5.90m x 2.50m)

The good-size garage has an updated up-and-over door and has recently had a new roof covering, and also benefits from electric sockets and lighting, plus a window to the rear garden.

Outside - Rear

At the top of the garden, a gravel border provides a fabulous outside seating area, and connects to the wraparound sundeck via a concrete path. The sundeck provides wonderful views over the garden and to the downland beyond. The garden is mostly laid to lawn, and has a substantial tool shed, mature hedging and high-quality fencing and a tucked away storage area. A patio wraps around the cabin.

Cabin

13'5" x 6'10" (4.10m x 2.10m)

Currently in use as a home bar, the cabin is a stunning addition. Fully insulated and with double-glazed windows and doors leading out to the patio, the cabin could be used as a BBQ hut, summerhouse, gym or work-from-home space.

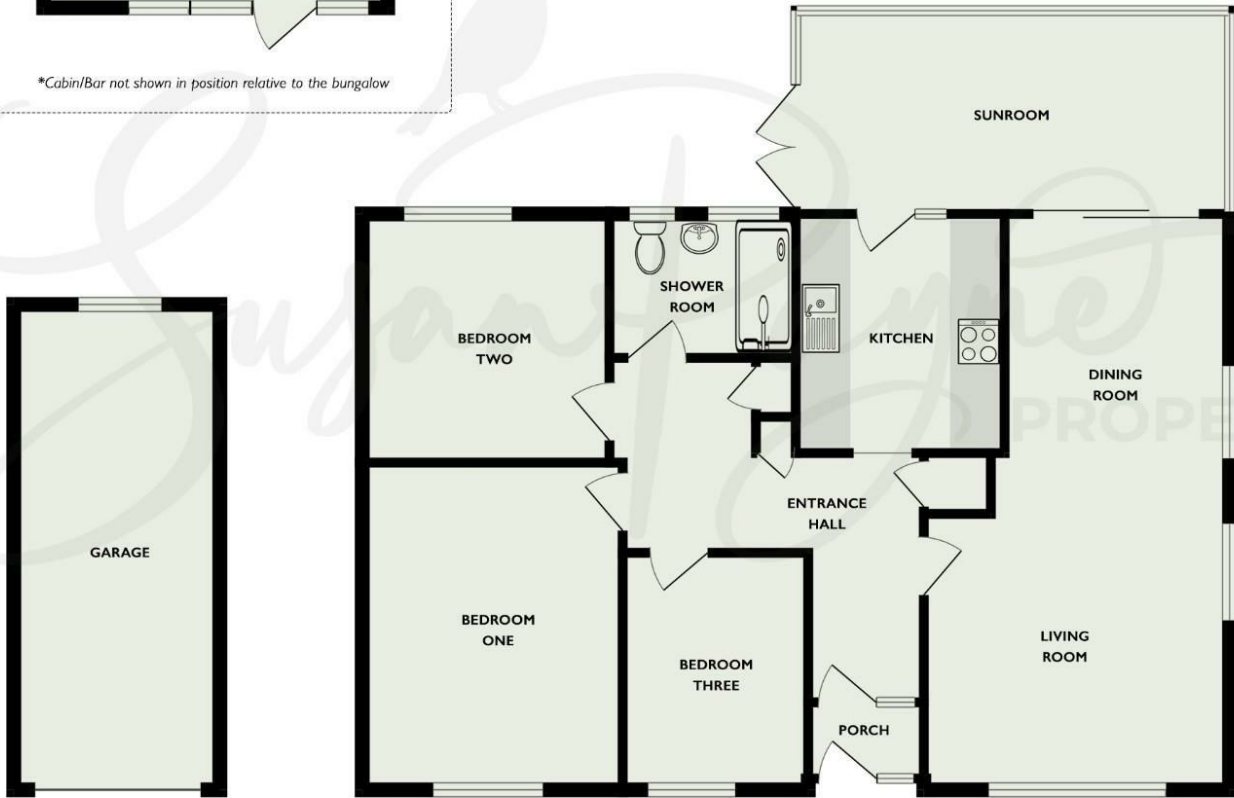
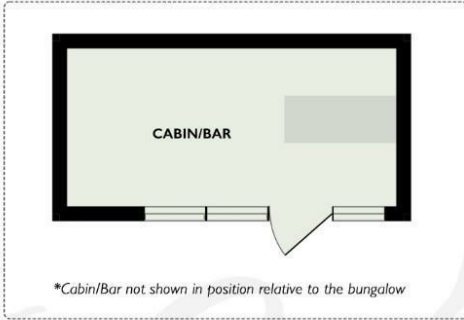
24 Bannock Road presents an enviable opportunity to purchase a beautiful bungalow, upgraded and presented to a high standard throughout, and set in an extremely popular semi-rural village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Mains water, electricity and drainage, private oil and bottled gas supply.



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	

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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