



Nettlestone

Seaview

£490,000



Lancasters

A beautifully appointed family home , located within the desirable village of Nettlestone. Wonderfully appointed throughout the property sits within 2/3 of an acre plot and boasts 4 large bedrooms, 2 bathrooms, 2 spacious receptions, home office and has sunny aspect gardens, patio and is complete with 2 off street parking spaces.



4 Bedroom Semi Detached Villa

Hall

A wide welcoming hall opens from a decorative timber storm porch. Stairs up and down with accommodation off.

Sitting Room 11' 10" x 15' 3" (3.6m x 4.64m) into bay

A lovely formal family reception with bay window and attractive mantel around an attractive gas fire.

Bedroom 4 12' 6" x 9' 10" (3.8m x 3.0m)

A rear aspect double bedroom overlooking the patio and rear garden.

Bathroom

A spacious family bathroom, complete with corner bath and wash basin.

W/C

A separate w/c and hand basin situated within the hall.

Lower Ground Floor

Lounge/Diner 12' 6" x 10' 2" (3.8m x 3.1m)

An additional reception - ideal space for dining - with log burner and sliding doors out to the garden.

Kitchen 13' 0" x 7' 7" (3.95m x 2.3m)

Fitted with a series of floor and wall mounted storage units and contrasting countertop with breakfast bar. Integrated gas hob and eye level cooker. Large larder cupboard sits under the stairs and there is a split stable door to a rear porch and onto the garden.

Study 11' 10" x 6' 3" (3.6m x 1.9m) max

Recently refurbished space which serves wonderfully as a home office or study area.

Utility Room 8' 6" x 7' 6" (2.6m x 2.29m)

A room every family needs! - Complete with plumbing for white goods, basin, storage units and counter tops. W/C and plenty of space for coats and boots.

First Floor

Bedroom 1 15' 4" x 11' 5" (4.67m x 3.47m) into bay

A lovely master bedroom with bay window and front aspect. Built in wardrobe storage. Original inset fireplace.

Bedroom 2 12' 6" x 11' 4" (3.8m x 3.46m)

A rear aspect double bedroom with far reaching views of the garden and adjoining fields and countryside.

Bedroom 3 9' 4" x 7' 7" (2.85m x 2.3m)

A rear aspect bedroom with wonderful countryside views.

Shower Room

Fitted with a modern white suite and decorative tiling. Includes - corner shower cubicle, vanity sink, w/c and heated towel rail.

Outside

To the front is a block paved drive and space for several vehicles to park off road. A path and steps lead down to the rear garden. The gardens to the house cover 0.67 of an acre and arranged with lawn, meadow and trees which stretch down to adjoining fields. All set with a Westerly aspect and afternoon sun. Out from the house sunny terrace and patio. A fantastic outdoor space for those that love the fresh air and gardening.



LOWER GROUND FLOOR

GROUND FLOOR

1ST 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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Tenure: Freehold

Council: D

EPC: E



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