



MARVINS
ESTATE AGENTS



GLENDON LITTLE WHITEHOUSE ROAD, NEWPORT, PO30 4LL

£549,950

This detached four bedroom bungalow occupies an enviable large plot in a small rural hamlet, yet being within easy reach of both Cowes town with its high speed ferry connection to Southampton and the island's capital town Newport. The accommodation has been extended substantially to the rear and offers good size double bedrooms including an en suite shower room to the master bedroom and family bathroom with separate shower. Further accommodation includes the spacious Lounge, Dining room, kitchen and Breakfast room. Double glazing and oil fired heating is installed. Gated access leads to the parking and substantial one and a half size Garage. Rural views and the productive gardens make this a truly inviting home for those seeking space and a large garden with lots of scope. **VIEWING IS STRICTLY BY APPOINTMENT.**

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Covered Entrance Porch Glazed front entrance door to:

RECEPTION HALL **GLENDON LITTLE WHITEHOUSE ROAD, NEWPORT, ISLE OF WIGHT PO30 4LL** borders
Viewing highly recommended.

Built in cupboard. Radiator. Access to loft. Airing cupboard. Cupboard housing boiler.

LOUNGE

11'7" x 19'10" (3.555 x 6.051)

Front and side aspect via double glazed windows and a bow window. Super views towards the forest from the front. Radiator. Feature fireplace with electric fire. The Lounge is open-plan to the:

DINING ROOM

9'8" x 13'4" (2.961 x 4.072)

Radiator. Double doors to the outside patio. Double doors to:

KITCHEN

11'1" x 13'11" (3.390 x 4.258)

Comprehensive range of light coloured wall and base units. Single drainer sink unit. Space for a cooker. Super aspect of the rear garden. Access to outside. Open plan to the:

BREAKFAST ROOM

11'1" x 10'6" (3.392 x 3.217)

Rear aspect over garden. Radiator.

BEDROOM ONE

11'1" x 10'6" (3.392 x 3.217)

Rear aspect over garden. Radiator.

EN-SUITE

Shower room comprising shower cubicle, WC and hand basin. Heated towel rail.

BEDROOM TWO

11'4" x 10'7" (3.462 x 3.243)

Front aspect. Radiator. Built in wardrobe.

BEDROOM THREE

7'10" x 10'3" (2.395 x 3.130)

Side aspect. Radiator. Built in wardrobe.

BEDROOM FOUR

8'0" x 7'10" (2.448 x 2.402)

Currently used as a study. Front aspect. Radiator.

FAMILY BATHROOM

Of good size and comprising panelled bath, WC and wash basin. Shower cubicle. Radiator.

OUTSIDE

Gated access to the front leads to the graveled parking area and gardens laid to lawn with hedging to the front. To left hand side a further gated opens to a wide side access and the extensive rear gardens. To the right hand side is a substantial garage electric rolling front door and pedestrian rear access. Directly behind the Garage is a large timber store. Once to the rear of the house you can fully appreciate the extent of the gardens with open land behind. Patio area to the rear of the property and gardens to lawn with well maintained

productive vegetable and fruit gardens, further hedge borders
Viewing highly recommended.

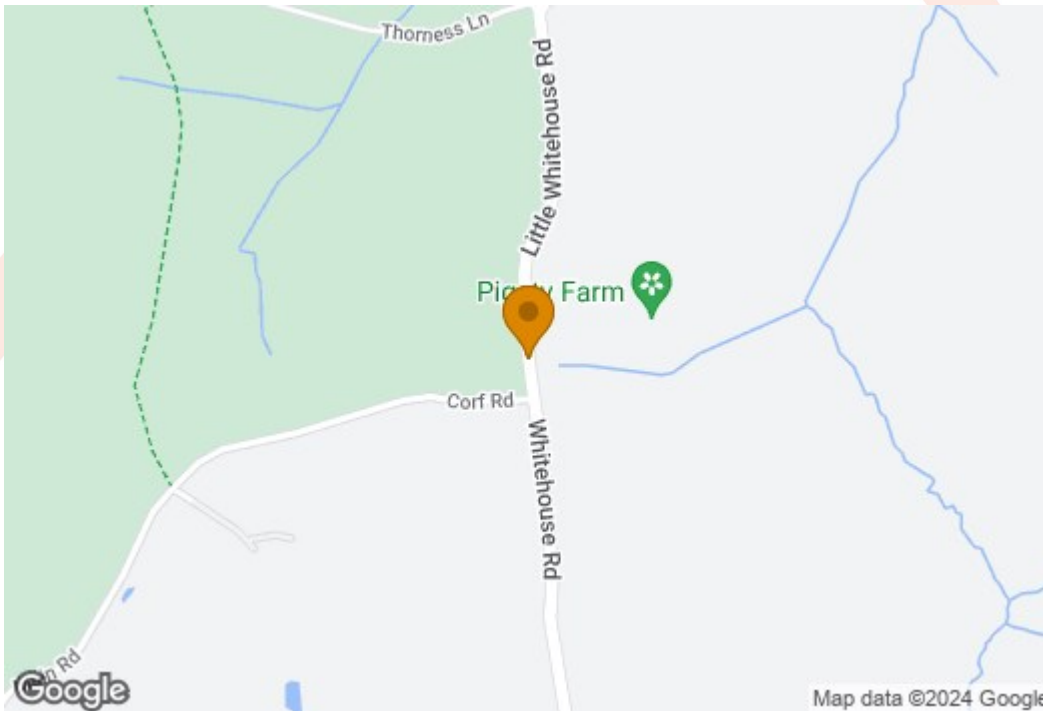








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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		
(81-91) B		81
(69-80) C	66	
(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		75
(69-80) C	58	
(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

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