



MARVINS
ESTATE AGENTS



HARTGROVE REW STREET, GURNARD, PO31 8NW **OFFERS IN THE REGION OF £450,000**

This three bedroom well presented and comfortable detached bungalow makes an ideal home for anyone wanting low maintenance and convenient living. The spacious and light rooms include a large open plan Lounge/Diner for modern living, large Master Bedroom, two further Bedrooms, Kitchen/Diner, Conservatory area and a large Loft Room with two velux windows enjoying countryside views. A gas central heating system has been installed with designer column radiators in most rooms.

Double glazing. There is quality laminate oak flooring throughout and oak doors. To the front of the property the garden is laid mainly to lawn with ample off road parking. Both the front and back gardens are easily maintained. The property offers potential for extending subject to normal planning regulations. **CHAIN FREE.**

COWES OFFICE

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HARTGROVE REW STREET, GURNARD, ISLE OF WIGHT PO31 8NW

Located in popular Rew Street Gurnard, this rural location is convenient to Cowes within a few minutes of driving distance. The area offers access to countryside and beach walks with local amenities in nearby Gurnard village that offers shops, pubs, village hall, beach cafe and award winning Little Gloster restaurant.

Covered porch area, double glazed front door leading into:

ENTRANCE HALL

13'7 x 5'3 (4.14m x 1.60m)

Laminate wood flooring. Radiator, loft access. Opening to:

LIVING ROOM

16'8 x 12'5 (5.08m x 3.78m)

Double glazed window to front, two radiators. Laminate wood flooring.

KITCHEN

10'10 x 15'7 max (3.30m x 4.75m max)

Double glazed window to rear with views to the secluded back garden. Fitted with a range of modern white floor drawers and wall cupboards with granite effect worktops over. Stainless steel sink with chrome mixer tap. Integral induction hob with glass splashback and brushed chrome extractor over. Integral electric fan oven with integral microwave above. Integral dishwasher. Tiled splashbacks. Radiator. Semi glazed door to:

CONSERVATORY

10'6 x 4'8 (3.20m x 1.42m)

Fully double glazed with access to rear gardens. Terracotta tiled flooring. Bosch washing machine and space for tumble dryer.

MASTER BEDROOM

15'7 x 10'11 (4.75m x 3.33m)

Double glazed window to front, radiator. Laminate wood flooring.

BEDROOM TWO

12'5 x 9'10 (3.78m x 3.00m)

Double glazed window to rear. Radiator. Laminate wood flooring.

BEDROOM THREE

9'4 x 7'11 (2.84m x 2.41m)

Double glazed window to rear. Radiator. Laminate wood flooring.

BATHROOM

7'6 x 6'1 (2.29m x 1.85m)

Double glazed window to rear. Modern white suite comprising panelled bath with chrome thermostatic bath/shower mixer taps and shower attachment over. Glass shower screen. Half pedestal washbasin with chrome mixer tap. Wall mounted illuminated mirror with two shaver sockets. Low level WC. Fully tiled walls with slate effect tiled flooring. Extractor fan.

LOFT ROOM

Spacious loft room which has been fully boarded and insulated. Two velux windows.

OUTSIDE

To the rear are enclosed gardens laid mainly to lawn with attractive flower borders and a seating area laid with stone slabs. Mature trees. Timber shed. Access from both sides of property to front. To the front there is a block paved driveway with ample parking. Large lawned area with mature hedging offering privacy from the road. Timber Shed. Flower borders.

TENURE

This property is Freehold. Council tax band D





Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		84
(55-68) D		69
(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		

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