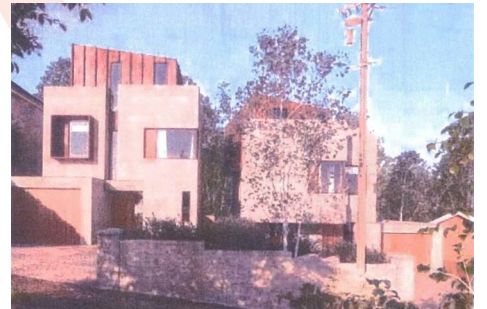




**MARVINS**  
ESTATE AGENTS



## TREETOPS WORSLEY LANE, GURNARD, PO31 8JS

**£499,950**

A most interesting and unique opportunity to acquire this development opportunity in this tucked away position within popular Gurnard village. Treetops is a large plot and has planning approved for two individually designed homes within walking distance of Gurnard Sailing Club and beach. Cowes town is also a short distance away with its high speed passenger service to Southampton. The current bungalow residence also offers potential for refurbishment and possibly extending subject to normal regulations. Offering four good size bedrooms, a spacious Lounge, Kitchen Diner and a Bathroom. En-suite Shower Room to Master Bedroom. Detached garage. Large garden.

### COWES OFFICE

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# TREETOPS WORSLEY LANE, GURNARD, ISLE OF WIGHT PO31 8JS

Double glazed Entrance Door and side screen to:

## ENTRANCE HALL

Radiator.

## LOUNGE

16'4" x 16'2" (4.98m x 4.93m)

Double aspect with double glazed windows overlooking the large rear garden. Radiator.

## KITCHEN/DINER

18'6" x 9'3" (5.64m x 2.82m)

Range of floor and wall cupboards. Enamel butler sink. Electric cooker point. Plumbing for washing machine and dishwasher. Double glazed window and door to rear gardens. Returning door to Hall.

## BEDROOM ONE

11'5" x 10'9" (3.48m x 3.28m)

Radiator. Double glazed patio doors to side. Double glazed window to front.

## EN-SUITE

Tiled shower cubicle, low level WC and wash basin. Towel rail/radiator.

## BEDROOM TWO

11'7" x 13'2" (3.53m x 4.01m)

Radiator. Double glazed window to front.

## BEDROOM THREE

11'10" x 8'8" (3.61m x 2.64m)

Radiator. Double glazed window to front.

## BEDROOM FOUR

10'1" x 9'4" (3.07m x 2.84m)

Radiator. Loft access. Double glazed window to rear.

## BATHROOM

P shaped panelled bath with Triton electric shower over. Low level WC and pedestal wash basin. Towel rail/radiator. Double glazed window. Cupboard housing Glow worm gas boiler.

## OUTSIDE

Large rear gardens to lawn. Detached garage to side. Car hardstanding to front and garden laid to lawn.

## TENURE

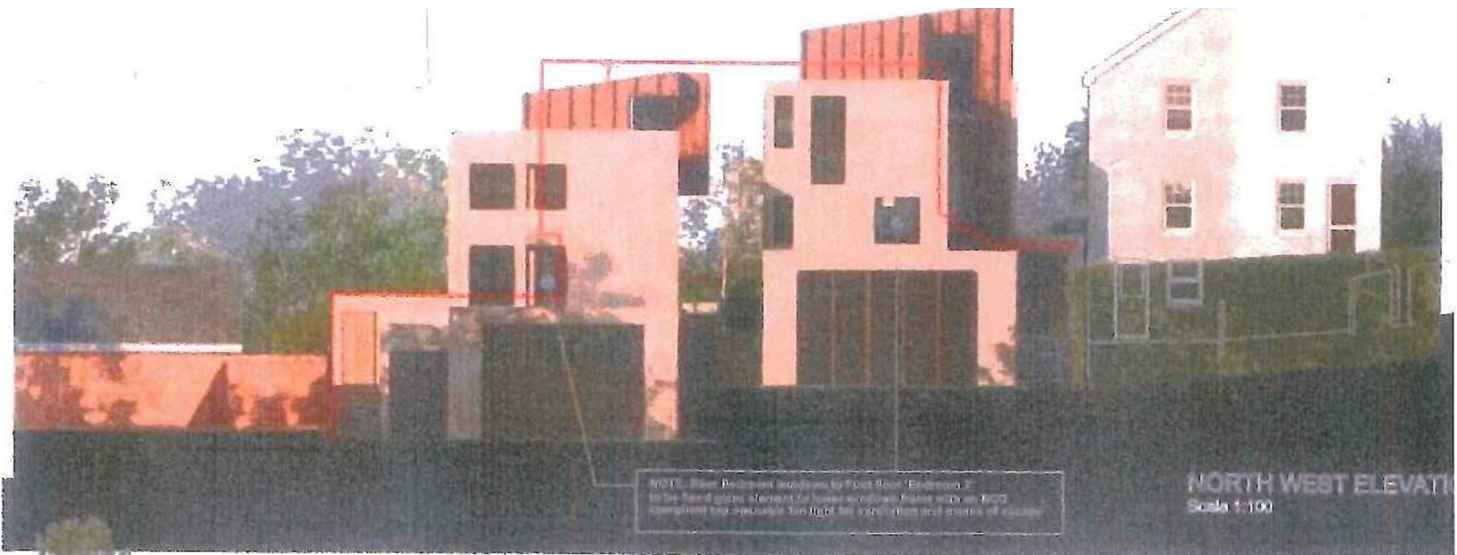
This property is Freehold. Council tax band E planning Ref no 22/00785/FUL









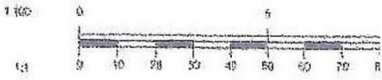


NOTE: These elevations are intended to provide a general impression of the proposed design. Final elevations will be subject to the final design and construction. All dimensions are approximate and subject to change.

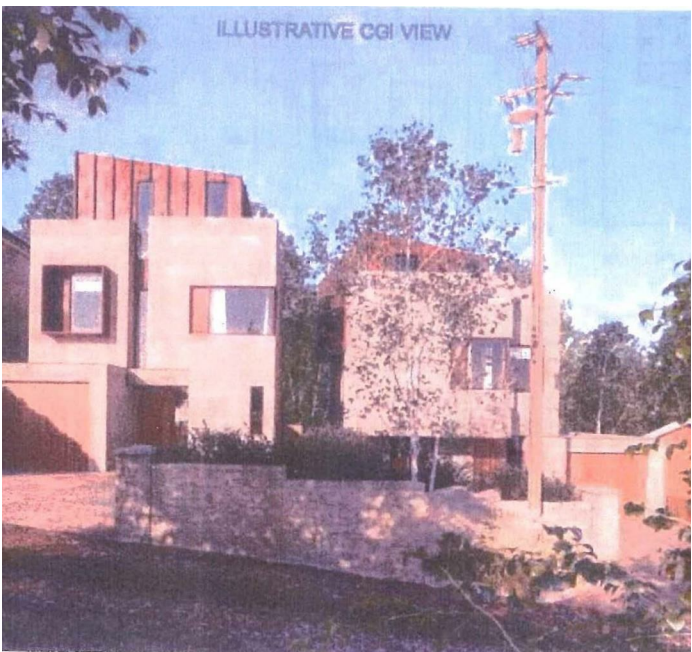
**NORTH WEST ELEVATION**  
Scale 1:100



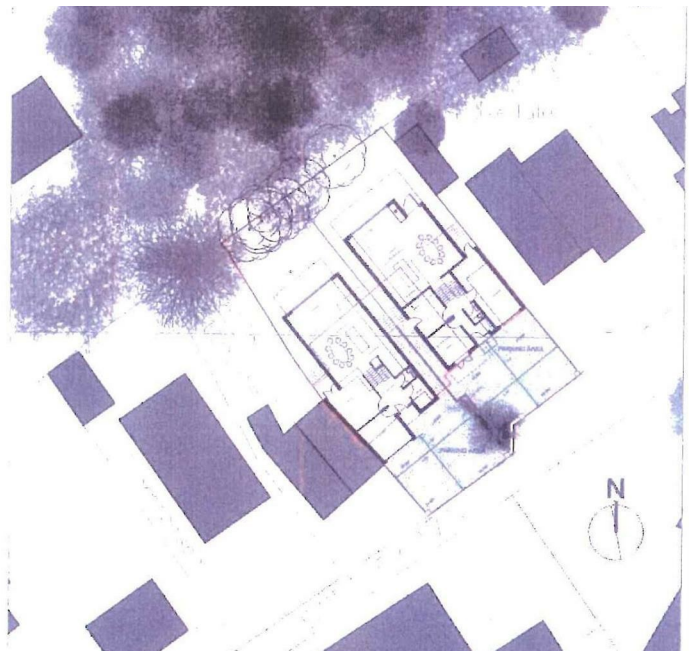
Brooklyn Cottages



**SOUTH EAST ELEVATION**  
Scale 1:100



**ILLUSTRATIVE CGI VIEW**



GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	65	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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