



9 Solent Lawns, Gurnard, Isle of Wight, PO31 8AX

**Guide Price £775,000**



Gorgeous contemporary home is located in a private cul de sac of homes that were completed in 2012. Accommodation is arranged over three floors, with 4 bedrooms -2 ensuite- a largely open plan middle floor with kitchen/dining room and living room with wide balconies to both the fore and rear. Idyllic location nestled in private woodland. CHAIN FREE!!

#### 9 Solent Lawns

This light and airy contemporary home is located in a coveted cul de sac of homes that were completed in 2012. The spacious accommodation is arranged over three floors and provides four bedrooms with a largely open plan middle floor with kitchen/dining room and living room with wide balconies to both the fore and rear. The home is of a high standard with underfloor heating throughout and powder coated aluminium double glazed windows and doors, as well as glazed balustrades to the balconies to provide uninterrupted views.



## Interior

### Ground Floor:

A glass door at the side of the home opens to a lovely entrance hallway, with wooden flooring which continues through to the two bedrooms. A beautiful curved staircase with solid oak treads leads to the upper floors, with a large understairs cupboard that houses the hot water cylinder with space for coats. There are two bedrooms, one with two fitted wardrobes, the other currently utilised as a good size study- both enjoying views across the garden to the woodland.

A family bathroom services the ground floor and is mostly tiled in elegant limestone with a 'Rain head' shower over a large bath, and a concealed cistern wall hung WC, wash basin and heated towel rail.

Utility Room is a very useful space with built-in cupboards, a basin set into the work surface and space for both washing machine and dryer.

### Middle Floor:

A really lovely space that can be connected by folding back double doors to both the kitchen and sitting room.

The elegant sitting room to the fore is generous in size with bi-folding doors that stretch the full width of the room, opening out to a super balcony with glass balustrades. This in itself is a lovely space to entertain, day or evening as it has soft outside lighting, or just enjoy the views across to the woodland. There are two lengths of built-in cupboards with shelving above and a side window looking across to the woodland. A cloakroom sits off the wide landing area. Double doors open to the kitchen and dining area, fitted with a good range of 'Crown Imperial' units with Corian counter top with inset basin and mixer tap. An island separates the kitchen from the ample dining area, with fitted cupboards and shelves and a wine cooler. Integral Bosch appliances include a fridge, freezer, dishwasher, ceramic hob with extractor and double oven. Sliding doors open onto a lovely size balcony, again with glazed balustrading that thoughtfully includes a frosted glazed panel for privacy. The balcony faces south and enjoys dappled sunlight and the sound of beautiful birdsong from the woodland, completely idyllic and secluded.

### Top Floor:

The curved staircase opens out to a light landing space with Velux window. The generous Principal Bedroom Suite encompasses half of the top floor, with vaulted ceiling, two built-in wardrobes that incorporate a dressing table and full height doors to a 'Juliet' balcony. In addition, a dressing room/walk in wardrobe and an en-suite shower room with limestone tiles with a large walk-in shower with rainfall head and riser, wash basin, WC and heated towel rail.

### Bedroom 2 with En-suite

A large double bedroom with vaulted ceiling and two double built-in cupboards. Full height glazed doors opening to a 'Juliet' balcony that looks out to the garden and woodland.

The shower room, as before, tiled in elegant limestone with shower, wash basin, heated towel rail and WC.



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

