

McCarthy
& BOOKER



7 Grangeside, Bonchurch, Ventnor, Isle of Wight, PO38 1RW

Guide Price £595,000



A newly refurbished four bedroom bungalow within a cul-de-sac featuring open plan living, garden and off road parking for several vehicles.

Beautifully refurbished detached home

Having recently undergone a major refurbishment, this detached property is immaculately presented and ready for immediate occupation. Set within a peaceful, sheltered corner plot on Grangeside, one of the most desirable addresses on the Isle of Wight, the home faces south-east and enjoys views across the Downs, with the charming beach at Monks Bay only a short walk away.

Interior

The accommodation has been carefully designed to provide flexibility and comfort, with four double bedrooms including a master suite with en-suite facilities. At the heart of the home lies a superb open-plan living and kitchen space, fitted with newly installed appliances such as a hob, extractor, oven, dishwasher and fridge freezer. This wonderfully bright and airy area flows naturally onto the extensive wooden decked terrace and lawn beyond, accessed through three sets of wide French doors to create a seamless connection between indoor and outdoor living. A large family shower room and a well-equipped laundry area with new washing machine and condenser dryer complete the arrangement.

The refurbishment has been comprehensive, extending from new mains services, central heating, plumbing and electrics, through to replacement windows, doors, flooring, insulation and carpeting. Safety has also been carefully considered with a wired fire and carbon monoxide detection system.

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Exterior

Outside, the gardens have been landscaped for ease of maintenance, combining neat lawns, mature planting and trees that provide privacy as well as a natural habitat for birds and wildlife. The driveway is equally impressive, offering ample parking for four to five vehicles.

Bonchurch

The picturesque village of Bonchurch with its delightful pond, St Boniface Old Church dating back to the 11th Century, and the beach at Monks Bay are only a short walk away.

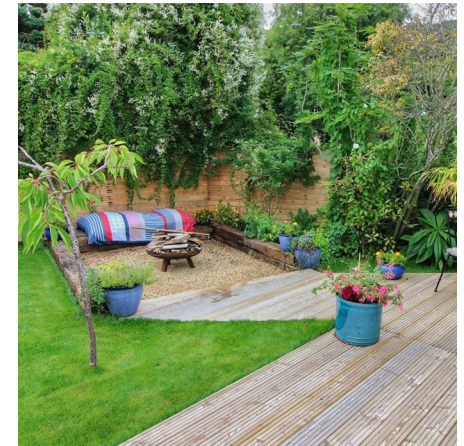
Further Information

Tenure: Freehold

EPC: C

Gas central heating

Council tax band: E



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.

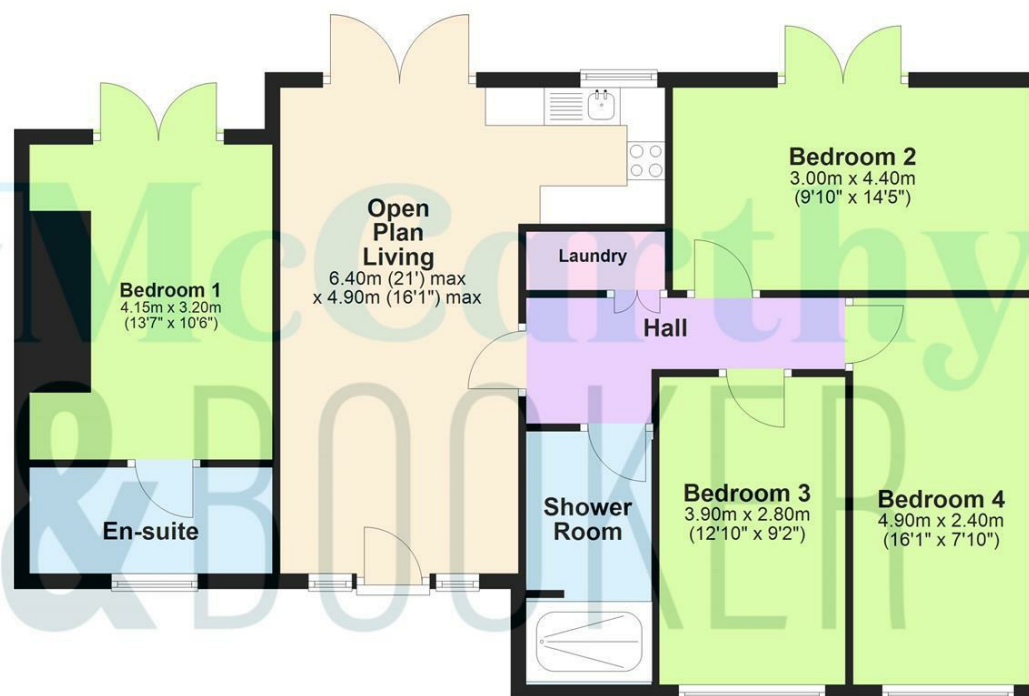
Disclaimer

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.

Ground Floor

Approx. 92.0 sq. metres (990.1 sq. feet)



Total area: approx. 92.0 sq. metres (990.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group
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