



Guide Price £450,000  
CEDAR LODGE, 4 GREGORY CLOSE, PONDWELL, PO33 1QR



## **A BEAUTIFULLY PRESENTED RESIDENCE IN TRANQUIL CUL-DE-SAC!**

Set within a well proportioned corner plot, this **DETACHED BUNGALOW** must be seen to appreciate the quality, space and superb presentation throughout! A few steps lead up to the entrance door, opening into a welcoming hallway. The accommodation comprises a most comfortable sitting room with archway through to stylish kitchen/dining room (giving access to the rear garden). There are 3 **BEDROOMS** plus a luxury shower room. The owners have ensured the quality and comfort flows throughout the property including the double glazed windows and doors, fully serviced gas central heating plus well maintained front, rear and side gardens ... with the added bonus of driveway parking and **GARAGE**. Gregory Close is a tranquil cul-de-sac on the outskirts of Seaview and Nettlestone villages - within walking distance of both the countryside and beautiful beaches, plus a few minutes' drive from Ryde and its amenities plus mainland passenger ferry links. Well worth a visit for those seeking a 'ready to move into' home offering convenience and a peaceful lifestyle.

### **ACCOMMODATION:**

Few steps up to part-glazed entrance door into:

### **HALLWAY:**

A welcoming carpeted hallway with doors to all rooms. Radiators x 2. Access to insulated loft with pull down ladder. Cupboard housing gas boiler and tumble dryer. Further cupboard housing electric consumer unit and meter.

### **KITCHEN/DINER:**

A lovely bright room comprising modern fitted Kitchen with good range of cream coloured cupboard and drawer units. Solid wood work surfaces over incorporating inset sink unit. Integral appliances include electric hob, double oven, concealed fridge and freezer, plus an additional tall freezer. Space and plumbing for washing machine and dishwasher. Double glazed window and door to rear garden.

The designated carpeted dining area benefits from radiator plus recently installed double glazed French doors to rear garden. Large archway leads to:

### **SITTING ROOM:**

A charming, very comfortable sitting room with substantial double glazed window to front. Return door to hallway. Radiator. Attractive fireplace with timber mantle.

### **BEDROOM 1:**

Good sized carpeted double bedroom with double glazed window to front. Radiator. Fitted double wardrobe.

### **BEDROOM 2:**

A second carpeted double bedroom with double glazed window over-looking rear garden. Radiator. Range of fitted wardrobes.

### **BEDROOM 3:**

A small double (or large single) carpeted bedroom with double glazed window to front. Radiator.

### **SHOWER ROOM:**

Quality white suite comprising large corner fully tiled cubicle with 'Mira Sport' shower unit; vanity unit with ample storage, white work surface and inset sink unit; w.c. Further tall fitted cabinet. Radiator. Non-slip flooring. Obscured double glazed windows to rear.

### **GARDENS:**

Set in a good sized corner plot, the 'wrap around' gardens comprise enclosed patio/lawned rear garden with flower/shrub borders. Pedestrian access to garage. Gateway to secluded side lawned garden - perfect for clothes drying, etc. Further gate to the front garden which continues to the side - bordered by planted hedge borders.

### **DRIVEWAY/GARAGE:**

18'01 x 9'01 (garage) (5.51m x 2.77m (garage))

There is a driveway providing off-street parking and leading to garage with up and over door, power and light, plus window and pedestrian door to rear garden.

### **TENURE:**

Freehold

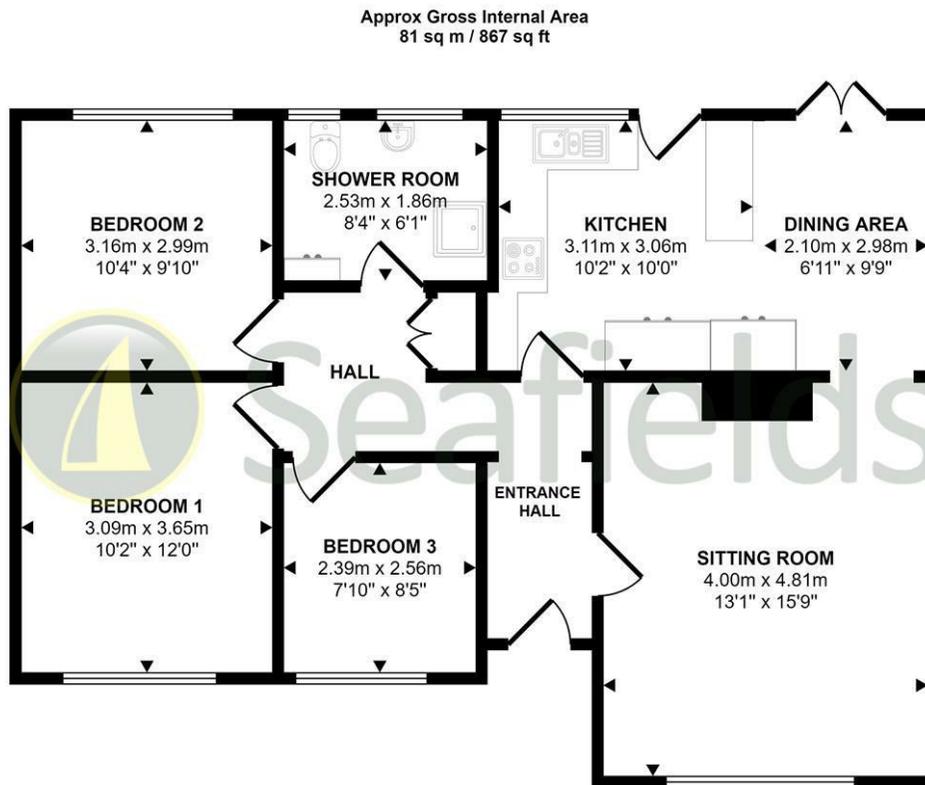
### **COUNCIL TAX and EPC:**

Council Tax Band: D

EPC Rating: D

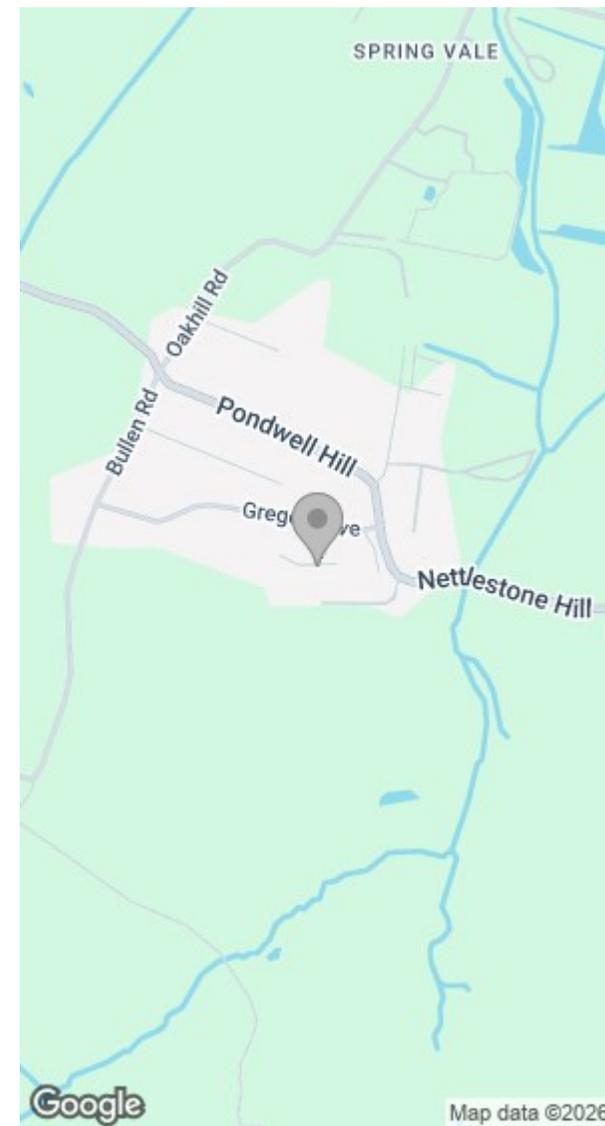
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

