Guide Price £448,000

UPTON VIEW, NETTLESTONE GREEN, NETTLESTONE, PO34 5DX

Seafields

A REAL VILLAGE GEM WITH MANY SURPRISES!

This superbly presented 3 STOREY attached house is located in an enviable position off Nettlestone Green, convenient for the adjacent popular village store and moments from the bus route, primary school, lovely rural walkways and the wonderful beaches! The ground floor includes a fabulous OPEN PLAN kitchen/sitting room leading to the sun/dining room - running the full depth of property, plus a utility room and ground floor shower/wc. The upper floors comprise 3 DOUBLE BEDROOMS (one occupying the entire top floor) plus a modern family bathroom. The enclosed, surprisingly large REAR GARDEN is a real gardener's delight, with further benefits including far reaching countryside and sea views, gas central heating, double glazed windows plus 2 PARKING SPACES. Just a short walk or easy drive to the neighbouring coastal villages (with further shops, sailing clubs and amenities), and less than 10 minutes' drive to Ryde town with its host of amenities and mainland transport links. Offered as CHAIN FREE, a viewing is essential to appreciate all that is on offer within Upton View!!

GROUND FLOOR:
Double glazed door and adjacent window leading into:

ENTRANCE HALL:
Carpeted stairs to first floor with large double glazed window to side (including blinds) offering ample natural light to the hall and landing areas. Radiator. Tiled flooring. Door to:

OPEN PLAN KITCHEN/DINING/SITTING ROOM:
A fabulous full depth open-plan room with tile effect flooring throughout:

Living Area: A most comfortable area with walk-in double glazed bay and French doors to front terrace. Radiator. Fitted shelving.

Kitchen Area: Smart range comprising cream fronted cupboard and drawer units with contrasting work surfaces over incorporating white ceramic sink unit with 'shower' tap. Flavel Milano 100 Range incorporating 8-ring gas hob and double oven. Space for dishwasher. Door to Utility Room. Step up to:

Sun/Dining Room: A bright and airy designated dining area with double glazed windows and French doors leading to rear garden (plus glazed vaulted ceiling allowing ample natural light). Under floor heating. Door to Shower Room.

UTILITY ROOM:
A useful room with deep store plus space and plumbing for washing machine. Space for large fridge/freezer. Wall mounted Vaillant gas boiler.

SHOWER ROOM:
Comprising suite of double width shower cubicle; vanity wash basin and w.c. Tiled surround and carved wood work surface. Obscured double glazed window to rear. Heated towel rail. Extractor.

FIRST FLOOR LANDING:
Carpeted landing with radiator. Door to stairs leading to second floor. Further doors to:

BEDROOM 1:
Good sized double bedroom with double glazed windows (with Juliet balcony) to front offering superb far reaching rural views. Radiator. Carpeted flooring.

BEDROOM 2:
Carpeted double bedroom with double glazed window to rear. Radiator. Fitted wall clothes rail.

BATHROOM:
Modern bathroom suite comprising panelled bath with Triton shower unit over (and screen). Vanity wash basin and w.c. Tiled surrounds. Mirror fronted cabinet. Non slip vinyl flooring. Radiator. Obscured double glazed window to rear.

SECOND FLOOR:

BEDROOM 3:
A superbly spacious double bedroom occupying the entire top floor with double glazed windows to side, rear and front (offering far reaching countryside and Solent views). Radiators x 2. Wood flooring.

GARDEN:
To the rear is a lovely large enclosed garden comprising 2 patio areas - one seemlessly flowing from the French doors of the sun/dining room and perfect for al fresco dining/entertaining; the other at the far end of the garden where there is also a garden shed/store. In between, there is a large lawned area with assorted trees plus a shrub rockery. Brick built outside store. Outside tap. The front garden offers an elevated paved patio with few steps leading to the gateway to Nettlestone Green.

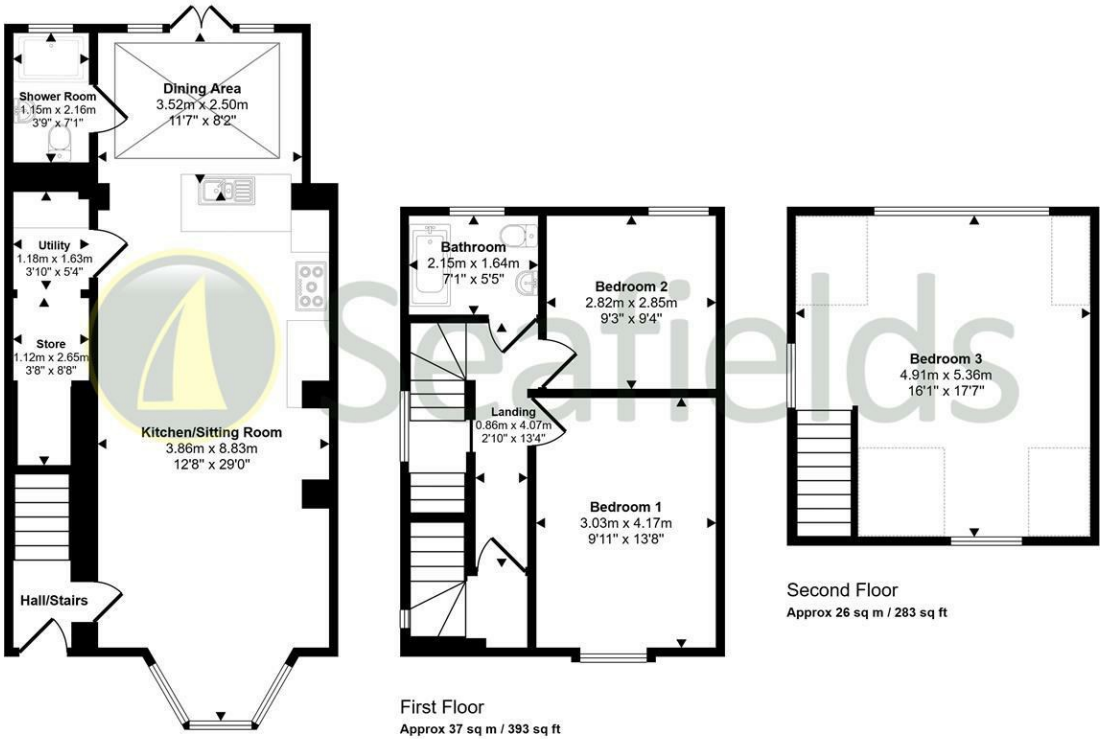
PARKING:
There are 2 parking spaces within the carpark of the adjacent Londis store.

TENURE:
Freehold

OTHER PROPERTY FACTS:
Construction: Brick and Rendered
Conservation Area: No
Listed Building: No
Council Tax Band: C
EPC Rating: D (68)
Flood Risk: Very Low
Owner's Situation: Chain Free

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.

Approx Gross Internal Area
118 sq m / 1265 sq ft



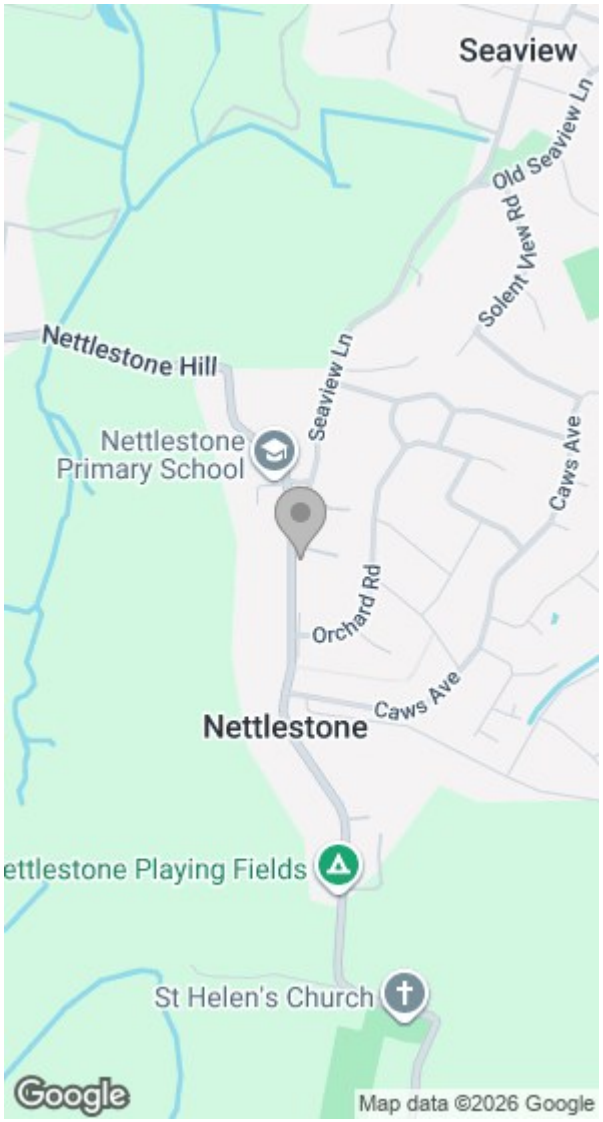
Ground Floor
Approx 55 sq m / 588 sq ft

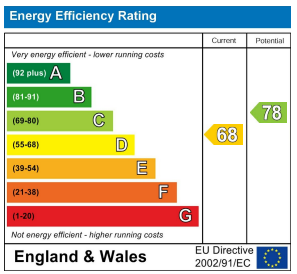
First Floor
Approx 37 sq m / 393 sq ft

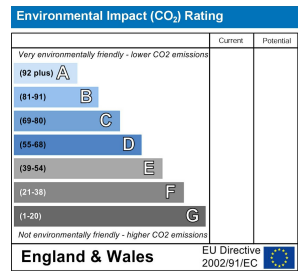
Second Floor
Approx 26 sq m / 283 sq ft

Denotes head height below 1.5m

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.







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