Midway Tuttons Hill, Gurnard, Isle of Wight, PO31 8JA

Guide Price £725,000

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McCarthy & BOOKER

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ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER
Detached family home ~ Four spacious bedrooms ~ CHAIN FREE ~ Very well presented ~ Superb kitchen dining area

A stylish four-bedroom detached home in great area

Beautifully presented throughout and offering wonderfully versatile accommodation, a fabulous contemporary kitchen and dining space, attractive gardens and countryside views, with glimpses towards the Solent.

Situated in the popular coastal village of Gurnard, this impressive home has a lovely sense of space from the moment you step inside. Light, airy and contemporary, the property has been thoughtfully arranged to provide generous rooms both upstairs and down, making it a particularly versatile home for modern family life.

Interior

Neutral décor runs throughout, creating a wonderfully calm and welcoming feel, whilst the excellent presentation means this is a home that is ready to move straight into.

Ground Floor:
The bright and unusually wide entrance hall immediately gives a feeling of space, with attractive oak style flooring continuing through towards the kitchen. There is also a useful understairs cupboard.
Two generous reception rooms provide excellent flexibility. They could naturally be used as a sitting room and family/dining room, or, if required, one could easily provide a ground floor bedroom, home office or additional family space. Both enjoy lovely views over the surrounding countryside.
Glazed panelled doors lead through to what is undoubtedly the hub of the home – a fabulous open kitchen and dining area. This impressive room is filled with natural light, with two sets of double patio doors and a central bi-fold door opening the room towards the rear garden and creating a wonderful connection with the outside.
The dining area sits to one side, whilst the generous kitchen occupies the other, fitted with numerous white gloss base units, an integrated dishwasher, low-level fridge and a freestanding 6 burner gas range cooker. Contrasting black-speckled work surfaces provide a stylish finish and this colour scheme continues into the adjoining utility room.
The immensely practical utility room offers further storage together with space and plumbing for both a washing machine, tumble dryer and an additional sink whilst a side door provides convenient access to the garden.
Completing the ground floor is an extremely generous sized, and beautifully presented, fully tiled shower room with a contemporary finish and a large walk-in shower, WC and wash basin.

First Floor:
The generous first floor provides four larger-than-average double bedrooms together with a stylish family bathroom.

Two of the bedrooms overlook the rear garden, whilst the two to the front enjoy attractive countryside views, with glimpses towards the Solent.
The principal bedroom is particularly special, featuring built-in cupboards and its own ensuite shower room. Bi-fold doors open onto a private balcony, finished with contemporary metal and glass balustrading – a lovely place to start the day or simply pause and enjoy the outlook.
The family bathroom is fitted with a bath and overhead shower, WC and wash basin, with tiled flooring completing the modern finish.

Exterior

A smart block-paved driveway provides parking for 2 vehicles, with direct access to the garage, and a further 1-2 vehicles on the gravel drive The easily maintained front garden is enclosed by established hedging, providing a mature and attractive approach to the house.

Secure wooden gates to either side of the property lead through to the south-facing rear garden, which is both wide and surprisingly deep.
A generous paved patio immediately adjoining the house provides an excellent area for outdoor dining and entertaining, whilst beyond this the garden becomes a wonderfully peaceful and private oasis.
Along with two raised flower beds, a small pond there is a meandering pathway that leads through towards a shady glade created by the mature trees. Tucked away within this tranquil part of the garden is a large garden store, providing useful additional storage.

Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.
The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

Further Information

Tenure: Freehold
EPC: C
Double glazed throughout
Council tax band: F
Mains water, sewerage, electricity and gas
Loft is partially boarded and is accessed via ladder, lights
Gas central heating via combi boiler

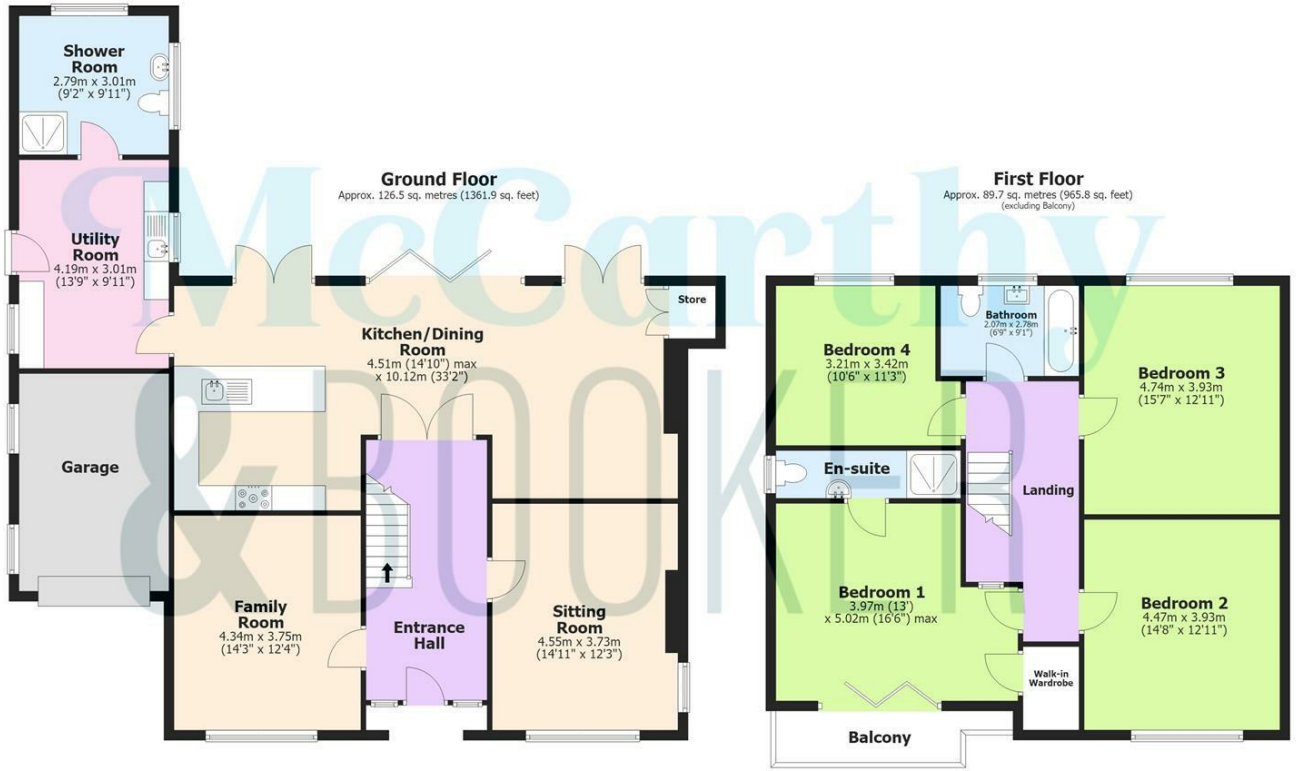
Viewing

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.



Total area: approx. 216.3 sq. metres (2327.8 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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