



47 Solent View Road, Gurnard

£395,000



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Nestled away in the heart of Gurnard village, this very pretty detached bungalow offers a beautifully light, tranquil haven, where it has been utterly loved and cherished by the current owner for over 40 years. The deceptive facade belies the treasure that you find inside, as the bungalow extends backwards, providing well appointed and smartly presented accommodation, all warmed by gas central heating with modern UPVC double glazing. The kitchen/dining room is set to the front of the home, with a view to the pretty front garden, whilst the cosy sitting room is set to the rear, linking to the good sized conservatory which leads out to the rear garden. There are three bedrooms - with one bedroom having patio doors leading out to the westerly facing, secluded patio area of the side garden. The smart shower room services the bedrooms and completes the accommodation.

With a long front garden setting the home back from Solent View Road, you can almost miss it, which gives it the seclusion and privacy that it enjoys. The garden features apple trees and a damson tree - providing a haven for wildlife and birds. The natural rear garden has dappled shade from a beautiful Copper Beech tree and is laid to lawn with shrubs and trees.

There is a parking area to the end of the front garden. Freehold. Council Tax Band - D. EPC D-63

Opaque UPVC double glazed door into:

Entrance Hallway:

A smart entrance to the home with oak style flooring, which opens out to form a T shape at one end. It then extends along the left hand side of the bungalow, leading to the sitting room at the end. Access to loft; built in cupboard and doors to:

Kitchen/Dining Room:

11'0" max x 10'11" max (3.37m max x 3.34m max)

Set to the front of the home, fitted with a good range of oak style fronted units with mottled worksurfaces, decorated in smart hessian colours with warm cream splashback tiling. One and a half bowl sink unit set below the side window; integrated under counter oven with hob above and concealed extractor hood. Spaces for washing machine; fridge/freezer and dishwasher as well as a table. The room has a second UPVC double glazed





front window, making the room beautifully light. Cupboard concealing the wall mounted gas fired boiler.

Sitting Room:

14'6" x 11'0" max (4.43m x 3.37m max)

Positioned to the rear of the home, decorated in a soft white colour palette with a picture rail and very smart brick fireplace as a warming focal point. A charming shelved recess sits to one chimney recess and there is a UPVC double glazed side window as well as large UPVC double glazed sliding doors linking the room to the:

Conservatory:

15'10" x 7'8" (4.83m x 2.34m)

A super addition to the home, spanning the width of the home to the rear with opaque roof and UPVC double glazed windows and door to the garden. The room has a lovely view to the garden and provides a flexible additional sitting/dining space.

Bedroom One:

11'5" x 11'1" (3.48m x 3.40m)

A double bedroom with side UPVC double glazed window; pretty feature fireplace and picture rail.

Bedroom Two:

11'3" x 8'7" (3.44m x 2.64m)

In crisp white decor, a gorgeous light and airy bedroom with large UPVC double glazed sliding doors to the side with access to the patio area.

Bedroom Three:

9'4" + entrance area x 7'5" (2.85m + entrance area x 2.28m)

A pretty single bedroom in rose pink decor, with UPVC double glazed front window.

Shower Room:

7'4" max x 4'9" max (2.24m max x 1.45m max)

Fully tiled and smartly fitted with a chic white suite of WC; wall mounted wash hand basin and large walk-in

shower enclosure. Tall heated towel ladder and opaque side window.

Front Garden & Parking:

The home is set back from Solent View Road by a long, naturally planted garden with a damson and apples trees, which is laid to lawn and bordered by hedging and shrubs. Set outside the kitchen area is a sunny patio - a perfect spot to sit out and enjoy. Side access widens out to provide a second, secluded patio and leads through to the rear garden.

There is a harstanding at the entrance to the garden to provide a parking area for one car.

Rear Garden:

Again, bordered by shrubs and hedging, a lawned and very natural garden which has dappled shade provided by a beautiful Copper Beech tree. A handy shed sits to one corner, and the garden is a haven for birds and wildlife.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

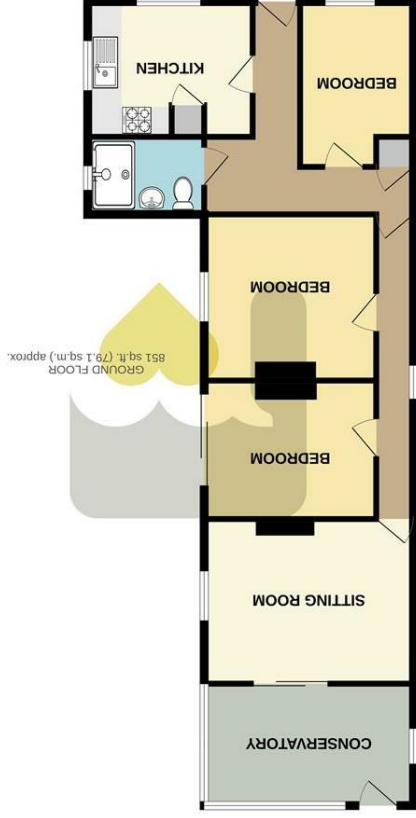


Pop in for a chat
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 Email: hello@meganbakerestateagents.com
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	75
Current	63
England & Wales EU Directive 2002/91/EC	
<i>Very energy efficient - lower running costs</i>	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<i>Not energy efficient - higher running costs</i>	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, window, rooms and any other items are approximate and responsibility is taken by the prospective purchaser. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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