



12 West View Road, Off Rew Street, Gurnard

£470,000



Megan Baker
Estate Agents



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Set on a quiet, private lane in a semi-rural position – perfect for those seeking to get away from it all and enjoy the benefits of living in the countryside- the property has a wonderfully tranquil atmosphere with the fresh white walls giving a feeling of space and light. Warmed by gas central heating and with UPVC double glazing, the property is introduced by a gorgeous sitting hallway with a pretty, cream wood burning stove. The area leads open plan into the cottage style kitchen/breakfast room, which is fitted with a range of cream units, has space for a table and has a focus and access to the patio and garden beyond. The lounge runs the full depth of this part of the bungalow and is filled with light from its double aspect. A bay window looks to the front and French doors frame a super garden outlook, opening the room seamlessly to the outside, giving options for indoor and outdoor dining. There are three attractive double bedrooms with the very well proportioned, double aspect main bedroom benefitting from its own bright en-suite shower room. Either of the other two bedrooms would create a generously proportioned study, for those who need the flexibility to work from home. A chic family bathroom which includes a decadent jacuzzi bath, completes the internal accommodation. There is plenty of parking on the gravelled frontage and the home has side access. The stunning rear garden has been lovingly designed and planted by the current owner to provide richly stocked, shaped borders; wildflower areas and vegetable plots, as well as providing a wide formal patio dining area set directly outside the home. This is a hugely appealing, beautifully elegant and versatile home in a peaceful and rural setting. Freehold. Council Tax Band - E. EPC - D-62

Stylish composite entrance door into:

Hallway/Snug:

10'11" x 7'10" (3.33m x 2.41m)

A rather unusual and stylish entrance to the home, with a Scandanavian feel to it. This wonderful space provides an alternative sitting area, with a handsome cream woodburning stove as a focal point. Decorated in soft white colours, with pale wooden parquet flooring and an opening to the kitchen as well as glazed french doors off to:

Living/Dining Room:

19'3" plus bay x 10'11" (5.88m plus bay x 3.34m)

A fabulous, bright and airy room which spans the

depth of the home to one side, providing areas for seating and dining. Light streams in through the square bay window to the front; tall opaque glazed side panel, and french doors to the rear which look and lead to the garden, giving a seamless flow for indoor and outdoor dining.

Kitchen/Breakfast Room:

13'11" max x 9'11" max (4.25m max x 3.04m max)

Set to the rear of the home with limed oak style flooring and fitted with a good range of cream fronted units, topped by oak block worksurfaces which incorporate the inset one and a half bowl sinks. Cream splashback tiling; inset spotlights and





UPVC double glazed window and french doors to rear. Range style cooker with extractor hood over and spaces for appliances, as well as room for a breakfast table.

Inner Hallway:

Set to the side of the main hallway area, this corridor has doors off to:

Bedroom One:

13'10" x 10'11" + ent area (4.24m x 3.35m + ent area)

A good sized double bedroom with UPVC double glazed windows to each side, making it beautifully light. Door to:

En-Suite Shower Room:

7'3" max x 4'10" max (2.23m max x 1.49m max)

Tiled to half height and shower area and fitted with a sleek white WC; wash hand basin and shower enclosure. Opaque UPVC double glazed windows to side and rear.

Bedroom Two:

11'7" max x 9'10" (3.54m max x 3.02m)

A second double bedroom with large square UPVC double glazed front window, decorated in soft white colours.

Bedroom Three:

10'5" x 9'10" (3.20m x 3.01m)

Another double bedroom, currently used as a dressing room and making an ideal study for those needing to work from home, with UPVC double glazed side window. Access to loft.

Bathroom:

9'9" max x 7'0" max (2.98m max x 2.15m max)

Tiled in cream, with inset spotlights and fitted with a chic white suite of concealed cistern WC; wide wash hand basin and shaped whirlpool bath with shower over. Two opaque UPVC double glazed front windows and separate cupboard housing the gas fired boiler as well as providing space and plumbing for a washing machine.

Parking:

The home is set back from the private road by a wide gravelled parking area with lawned garden to one side. Gated access to each side leads to the:

Rear Garden:

This gorgeous, sunny and beautifully arranged garden has been lovingly created and tended to create year-round interest and colour. There are areas of softly planted perennial border, woodland plants tucked underneath architectural oaks to create a wildflower garden, abundantly productive fruit trees and vegetable/fruit plots to the rear. The garden is full of wildlife and birds, and features a wide patio area set outside the kitchen, extending to the living area - perfect for outdoor dining. There are a variety of sheds; workshops and a wood store.

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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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current	62	Potential
80		

