



£335,000  
3 WILLOW TREE DRIVE, SEAVIEW, ISLE OF WIGHT, PO34 5JG

 **Seafields**

## **SURPRISINGLY SPACIOUS AND BRIGHT, WITHIN TRANQUIL SETTING!**

This **DETACHED BUNGALOW** is located in a most sought after, peaceful setting on Seaview Heights and comprises surprisingly spacious accommodation which allows a new owner great scope to 'put their own stamp on'. The welcoming hallway leads to a superbly proportioned open-plan arrangement of kitchen/dining/sitting room which gives access to the garden as well as an additional garden room. There are 3 **BEDROOMS** plus a modern bathroom suite. Benefits include a workshop leading to additional store or, as is currently utilised, a gym - plus **GAS CENTRAL HEATING**, double glazing, a lovely enclosed, very private **REAR GARDEN** plus large timber shed and off-street **PARKING**. A short stroll away from lovely beaches, village amenities and bus route, certainly this **CHAIN FREE** residence is well worth a visit.

### **ACCOMMODATION:**

A recessed 'storm porch' with 2 steps up to obscured double glazed door and adjacent window into:

### **ENTRANCE HALL:**

Spacious carpeted hallway with fitted cupboards housing electric consumer unit and Worcester gas boiler. Access to loft space. Radiator. Doors to:

### **KITCHEN/DINING/SITTING ROOM:**

A superbly proportioned L-shaped open plan arrangement offering designated living area plus a kitchen/breakfast/dining area incorporating fitted kitchen comprising with central 'island' with breakfast bar and good range of cupboard and drawer units with contrasting work surfaces. Inset double bowl sink unit with mixer 'shower' tap. 5-ring Kenwood gas Range cooker with Cooke & Lewis extractor over. Integral Hotpoint dishwasher. Space and plumbing for washing machine. Double glazed window to front and sliding doors to garden. Radiators x 3. Further window and door leading to Garden Room.

### **GARDEN ROOM:**

An additional room with double glazed windows and door to rear garden. Door to workshop/gym (see below). Radiator.

### **BEDROOM 1:**

Carpeted double bedroom with double glazed window to front. Radiator. Range of fitted double wardrobes.

### **BEDROOM 2:**

A second double bedroom also offering double glazed window to front. Radiator. Fitted wardrobes.

### **BEDROOM 3:**

A third carpeted bedroom with double glazed window to side. Radiator.

### **BATHROOM:**

Modern white bathroom suite comprising 'shower' bath with shower over (with acqua board and tiled surrounds); wall mounted wash basin and w.c. Heated towel rail. Vinyl flooring. Obscured double glazed window to side.

### **GARDENS:**

To the front, there is an easy to maintain pebbled garden with palm style plants. The good sized, very private enclosed rear garden comprises large decked area with the rest being laid to lawn - with 2 mature trees. Large timber shed. Side gated access to front.

### **WORKSHOP and GYM:**

Accessed from a door from the Garden Room plus a double glazed door from the driveway, a useful workshop/store with lighting - and doorway opening into additional store or gym (as is currently utilised). Window to side.

### **DRIVEWAY:**

Driveway providing off-street parking.

### **TENURE:**

Freehold

### **OTHER PROPERTY FACTS:**

Council Tax Band: D

Construction: Standard

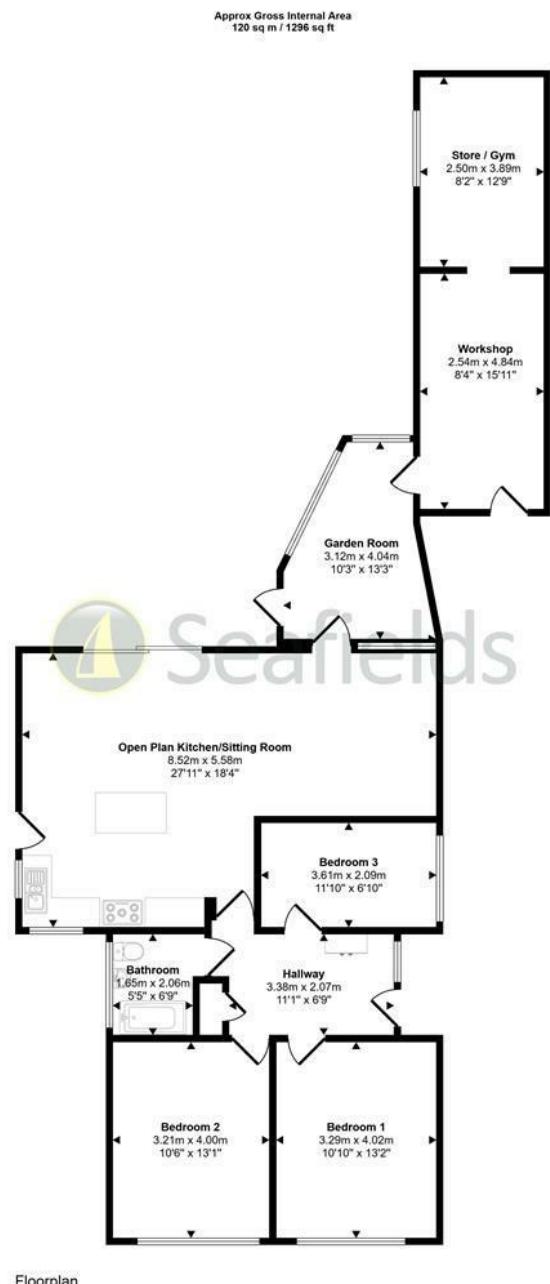
Flood Risk: None

Conservation Area: No

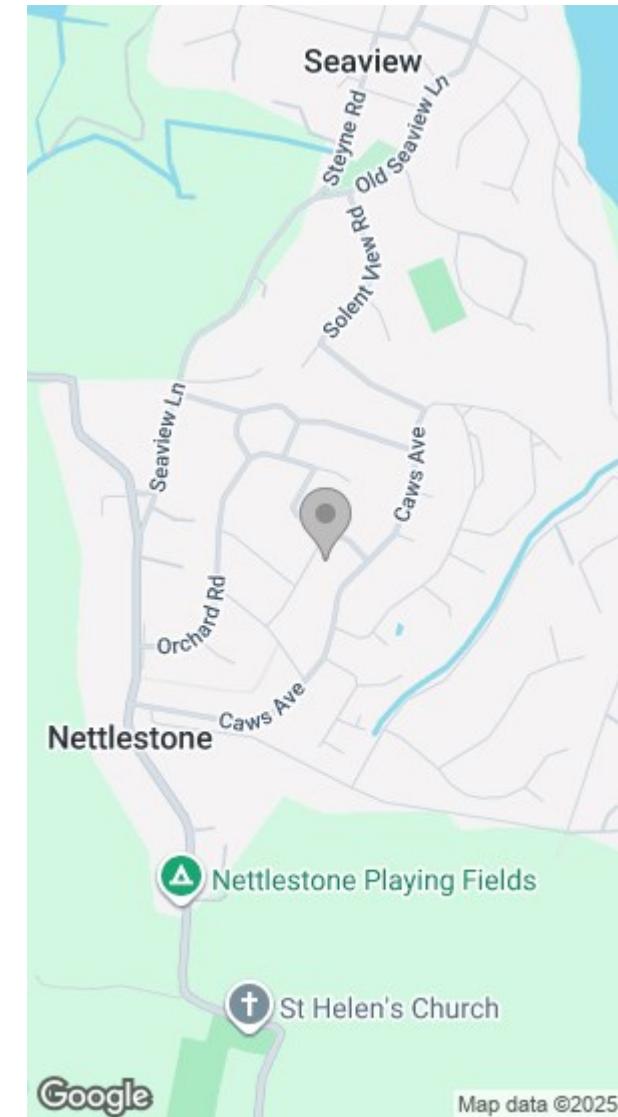
Sellers' position: No onward chain

### **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.



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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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