



Guide Price £499,999
STONECROFT, GULLY ROAD, SEAVIEW, PO34 5BY



A REAL GARDENER'S DELIGHT!

Offered as CHAIN FREE, this truly lovely DETACHED 1950's BUNGALOW is centrally positioned within large established PRIVATE GARDENS in the enviable Gully Road area of Seaview - less than 7 minutes' walk to Seagrove Bay and convenient for village amenities, shops, eateries and bus route. A large welcoming hall (offering access to a substantial loft) leads to well proportioned accommodation including a charming sitting room (with open fire), separate airy and bright modern kitchen/dining room (with log burner), 3 DOUBLE BEDROOMS (one with EN SUITE facilities), and a luxury bath/shower room. The property is tastefully decorated throughout and further benefits from GAS CENTRAL HEATING, double glazing, a long driveway (providing ample car/boat parking) and a deep 'larger than standard' GARAGE. The beautiful mature gardens include an array of colourful flowers and plants and benefit from a BRICK-BUILT SHED plus attractive HOME OFFICE/SUMMER HOUSE. For those seeking single level living whilst enjoying the outside lifestyle (within the gardens or indeed the neighbouring countryside and beaches), this coastal residence really must be seen.

ACCOMMODATION:

Inset covered Porch with tiled flooring and obscured double glazed entrance door to:

HALLWAY:

A lovely large welcoming carpeted hall with skylight double glazed window/loft access offering ample natural light and leading to partially boarded, very large cavernous loft space with Velux window - well suited for conversion (subject to usual consents). Radiator. Linen cupboard and storage/cloaks cupboard. Illuminated arched recess (ideal for book shelving). Multi-paned door to Kitchen. Doors to:

SITTING ROOM:

A very well proportioned, very comfortable carpeted reception room with double glazed bay window to front and port hole to side. Radiator. Attractive open fireplace with tiled surround and timber mantle.

KITCHEN/DINER:

A large, bright dual aspect kitchen comprising modern white gloss range of cupboard and drawer units (with under unit lighting and contrasting work surfaces over). Inset 1.5 bowl sink unit. Integral appliances including gas hob and electric oven, fridge and freezer. Space for slimline dishwasher. Tiled surrounds. Fireplace with inset log burner and French oak mantle. Ample space for tables/chairs. 'Ideal' gas combination boiler (2019). Track lighting. Tile effect flooring. Double glazed windows and French doors to rear garden; further window and side door.

BEDROOM 1:

Large double bedroom with double glazed window over-looking front garden. Carpeted flooring. Radiator. Extensive range of fitted wardrobes/cupboards.

BEDROOM 2:

Carpeted double bedroom with double glazed window to side. Radiator. Built-in blue wardrobe. Folding doors to:

EN SUITE SHOWER:

Comprising suite of fully tiled shower cubicle and wash hand basin. Mirror and shaver light. Wood effect flooring. Extractor fan.

BEDROOM 3:

Another large double bedroom (currently utilised as dining room) with double glazed French doors to rear garden. Radiator.

BATH/SHOWER ROOM:

Quality suite (newly completed in 2021) comprising panelled bath and separate large corner shower cubicle a w.c. plus smart vanity wash hand basin with heated mirror over (operated on a movement sensor). Heated towel rail. Fully fitted bathroom wall panels. Extractor fan. Obscured double glazed windows x 2 to side.

GARDENS:

Set within a large plot, the very private gardens are a particular feature of Stonecroft. To the rear, there is a large secluded paved patio area laid to attractive limestone slabs - perfect area for al fresco dining/entertaining. There is an additional patio area (also laid to limestone slabs) at the top of the garden (adjacent to the Home Office) . The rest is mainly laid to lawn with attractive colourful borders and flower beds - offering a beautiful selection of coastal/natural plants. Assorted trees. Accessed along both sides of the property to the front lawned garden which has established shrub/hedge/tree borders.

GARDEN OUTBUILDINGS:

A delightful fully insulated Home Office with electrics plus an oil based heater. Great potential (as is currently used) to benefit from robust internet when used with powerline adaptors; also could be utilised as Summer House. Useful brick-built shed.

DRIVEWAY & GARAGE:

A very long driveway providing parking for numerous cars/boats and leading to a deeper than standard Garage (ideal space for workshop) with up and over door, power and light. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Storage shelves. Pedestrian door.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Seller's situation: CHAIN FREE

Conservation Area: No

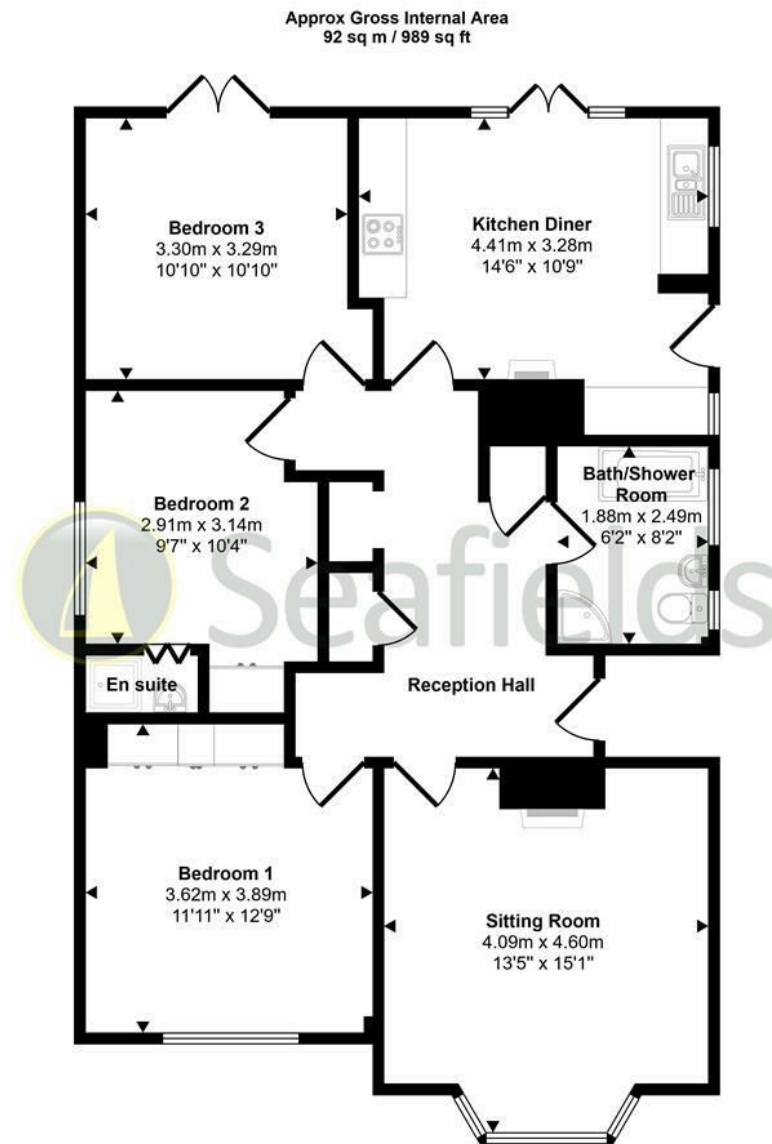
Council Tax Band: E

EPC Rating: C

Flood Risk: Very low

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.

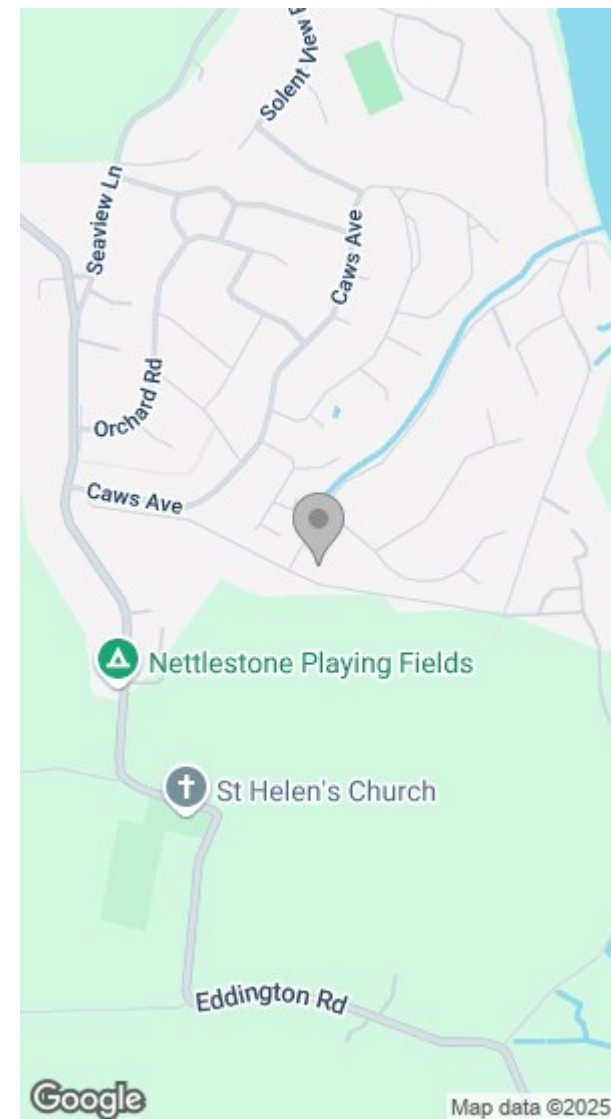


Approx Gross Internal Area
92 sq m / 989 sq ft



Floorplan

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

