



Guide Price £395,000

37 GLYNN CLOSE, SEAVIEW, ISLE OF WIGHT, PO34 5JZ





## **A BLEND OF TRANQUILITY, PRIVACY AND CONVENIENCE!**

Nestled in a small tucked away cul-de-sac within Glynn Close, this charming DETACHED BUNGALOW must be seen to appreciate the superbly proportioned, freshly decorated accommodation - which offers a perfect blend of comfort and seclusion. The property features a charming front sitting room, separate kitchen/dining room, 2 DOUBLE BEDROOMS (noticeably large and both with extensive range of fitted cupboards) plus bathroom. Further benefits include gas central heating, double glazing, a 'DUAL' DRIVEWAY (providing ample car/boat parking) plus a detached single GARAGE. One of the appealing features is the very secluded patio/lawned REAR GARDEN where red squirrels often can be seen making an appearance! Situated just minutes away from rural and coastal walkways and the beautiful bays of Seagrove and Priory, the property is also a short walk away from village shops, amenities and bus route. NO CHAIN.

### **ACCOMMODATION:**

Inset obscured double glazed entrance door and windows to:

### **ENTRANCE HALL:**

A large welcoming, carpeted hall with access to loft space. Radiator. Airing cupboard housing hot water tank. Doors to all rooms. Internal obscured glazed window and door to:

### **SITTING ROOM:**

A most comfortable and very well proportioned carpeted front sitting room with squared bay double glazed windows over-looking front garden. Internal window through to hall. Radiators x 2. Stone fireplace with gas fire fitted and wooden mantle.

### **KITCHEN/DINER:**

Good sized room comprising modern fitted kitchen offering range of cream coloured cupboard and drawer units with contrasting work surface over incorporating inset sink unit. Integral 4-ring gas hob and double electric oven. Extractor hood. Tiled splashbacks. Space and plumbing for washing machine and fridge. Wall mounted Potterton gas boiler. Radiator. Tile effect vinyl flooring. Recessed lighting in kitchen. Double glazed window and large sliding patio doors from the dining area leading to rear garden. Obscured double glazed door to side.

### **BEDROOM 1:**

Superbly proportioned carpeted double bedroom with double window and further squared bay double glazed windows over-looking rear garden. Radiator. Full width and height triple wardrobe/cupboards.

### **BEDROOM 2:**

Another very large carpeted double bedroom with double glazed window plus double glazed squared bay window to front with deep sill. Radiator. Extensive range of fitted and built in wardrobe/cupboards.

### **BATHROOM:**

Comprising suite of bath with shower over; pedestal wash hand basin and w.c. Radiator. Tiled wall surrounds. Obscured double glazed window.

### **GARDENS:**

Set within a tucked away position, there is an open lawn to the front. Gated side access to the well proportioned enclosed rear garden comprising a large paved patio - such a perfect spot to enjoy al fresco dining and great seclusion - with the rest being laid to lawn with assorted shrubs and bushes.

### **DRIVEWAYS:**

Ample parking is available along the 2 driveways - one leading to the garage.

### **GARAGE:**

Single detached garage with up and over door.

### **TENURE:**

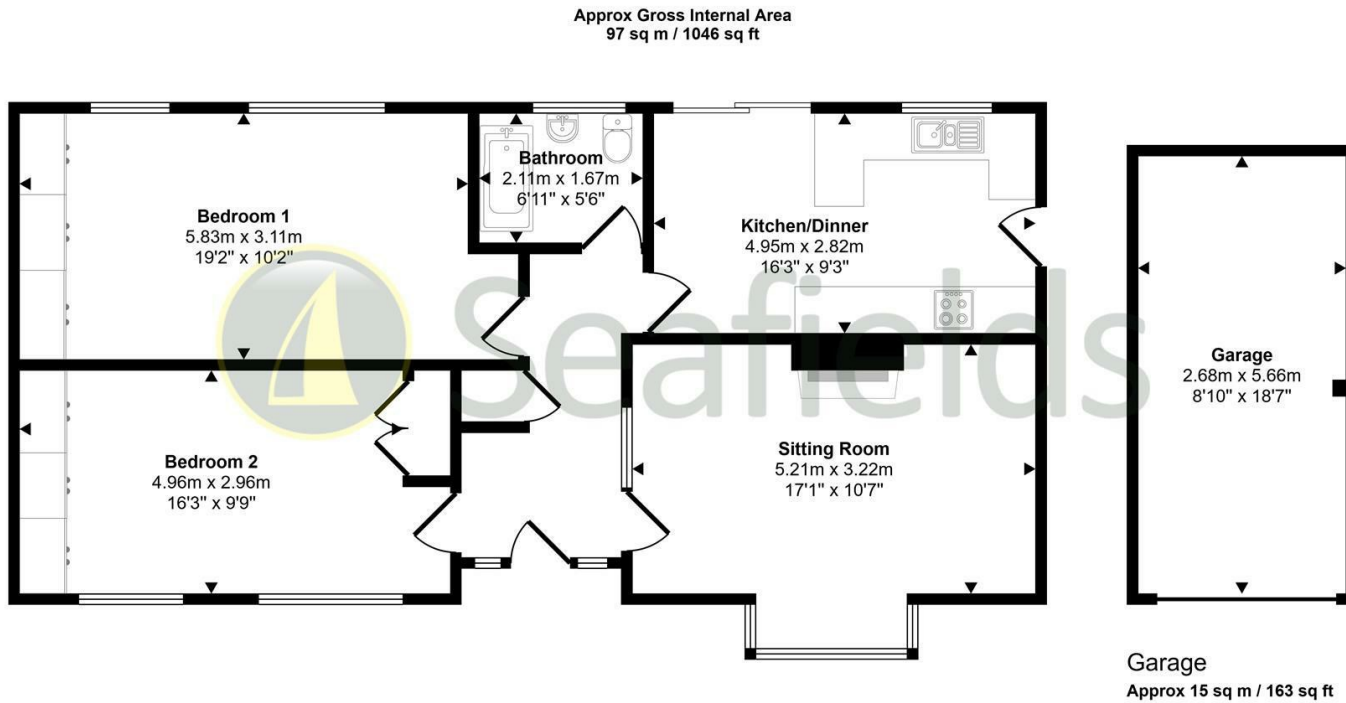
Freehold.

### **OTHER PROPERTY FACTS:**

Council Tax Band: D  
EPC Rating: D (57)  
Conservation Area: No  
Listed Building: No  
Flood Risk: No  
Sellers' Situation: No chain

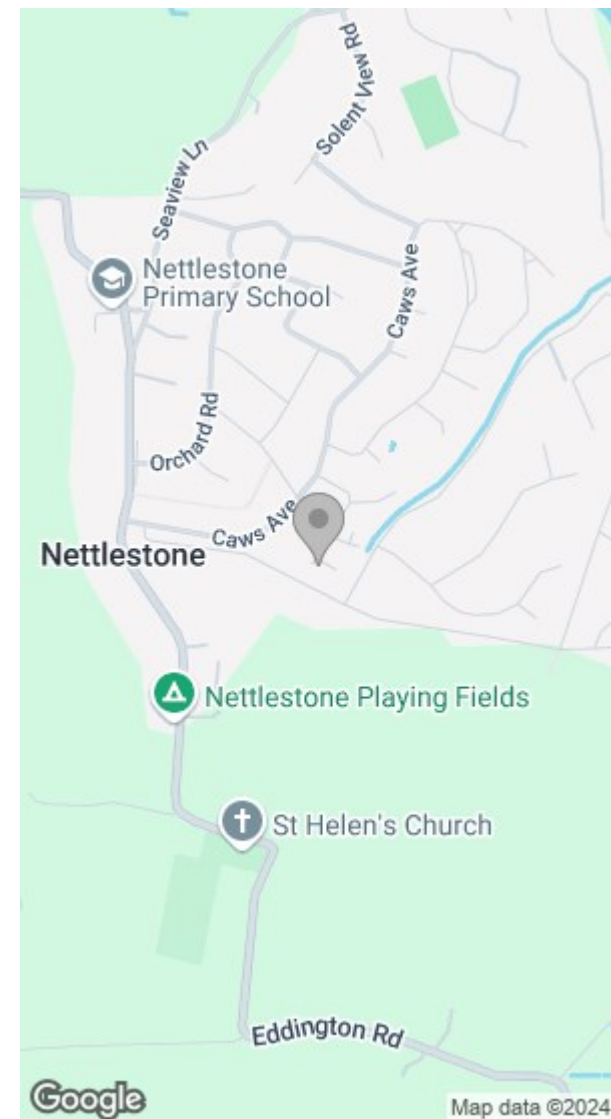
### **DISCLAIMER:**

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.



Floorplan  
Approx 82 sq m / 883 sq ft

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



