



Guide Price £345,000

2 ELLERSLIE COTTAGE, EDDINGTON ROAD, NETTLESTONE, PO34 5EB

 **Seafields**

DELIGHTFUL FAMILY HOME NEAR COAST AND COUNTRYSIDE!

Set within a good sized plot, this attractive terraced cottage benefits from surprisingly spacious accommodation laid out over 3 floors. The welcoming hallway opens into an impressive 22'5 open-plan sitting/dining room leading to a substantial sun room. There is a modern fitted kitchen, utility room, 3 BEDROOMS, 2 bath/shower rooms (one on the ground floor) plus 3 WCs. Stairs from the first floor lead to a door to a good sized LOFT ROOM (ideal additional guest room or office) plus a large roof store. Other benefits include GAS CENTRAL HEATING, double glazing throughout, a lovely decked/lawned enclosed REAR GARDEN plus a large PARKING BAY. Situated within an enviable village location close to the local convenience store, renowned primary school, Seagrove Bay plus lovely rural walkways, this residence certainly offers great appeal to those seeking a village lifestyle, yet less than 10 minutes from Ryde town amenities and mainland ferry links. Well worth a visit!

ACCOMMODATION:

Entrance leading to Porch with double glazed windows to front. Entrance door into:

HALLWAY:

Bright hallway with storage cupboard and stairs leading to first floor. Radiator. Door to:

SITTING ROOM/DINING ROOM:

A very well proportioned carpeted open plan room with double glazed window to rear. Radiators x 2.

Attractive feature fireplace with electric fire fitted. Doorway to Kitchen. Glazed doors to Sun Room:

SUN ROOM:

An impressive sun room with vinyl flooring, offering lots of natural light via triple aspect double glazed windows, opaque apex roof and large double glazed French doors leading to garden. Radiators x 2.

KITCHEN:

Smart modern fitted kitchen comprising range of matching cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit with 'shower' tap. Tiled splash backs. Appliances include large 'Range' cooker and American style fridge/freezer. Space and plumbing for washing machine. Vinyl flooring. Double glazed window and door to front. Recessed downlighters. Open doorway to Utility Room.

UTILITY AREA:

A useful room with work surface and inset sink unit. Tiled splashback. Space and plumbing for washer/dryer. Continuation of vinyl flooring. Door to:

SHOWER ROOM:

Tiled room with suite comprising walk in shower cubicle; vanity wash hand basin with mosaic tiled splash back; w.c. Extractor fan. Window to rear.

FIRST FLOOR LANDING:

Stairs leading to carpeted first floor landing with double glazed window to front. A large linen cupboard.

Stairs leading to second floor. Doors to:

BEDROOM 1:

Carpeted double bedroom with double glazed window over-looking rear garden. Radiator. Fitted shelving and good range of fitted wardrobe/cupboards.

BEDROOM 2:

Carpeted double bedroom with double glazed window to rear. Radiator.

BEDROOM 3:

Carpeted bedroom with double glazed window with more views over the rear garden. Radiator.

BATHROOM:

Modern white bathroom suite comprising P-shaped bath with jacuzzi jets, shower over and screen; vanity wash hand basin and w.c. Wall mounted mirror fronted cabinets. Wall mirror. Heated towel rail. Tiling to walls. Vinyl flooring. Obscured double glazed windows to front.

SEPARATE WC:

Comprising white suite of w.c. and vanity wash hand basin. Half wall tiling. Obscured double glazed window to rear.

SECOND FLOOR LANDING:

Via half landing with large storage cupboard. Door and few steps up to:

LOFT ROOM:

A converted loft room, perfect to use as an office or guest room. Vinyl flooring. Velux window to rear. Door to:

ROOF STORE:

Large area offering ideal, easy accessible space for storage.

GARDEN:

A superbly proportioned rear garden enclosed via fencing/trellis and comprising a good sized paved patio area - ideal for al fresco dining with the rest being mainly laid to lawn.

DRIVEWAY:

A deep and wide driveway to the front giving ample space for 2 vehicles. Attractive palm tree.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Council Tax: C

Energy Performance Rating: D

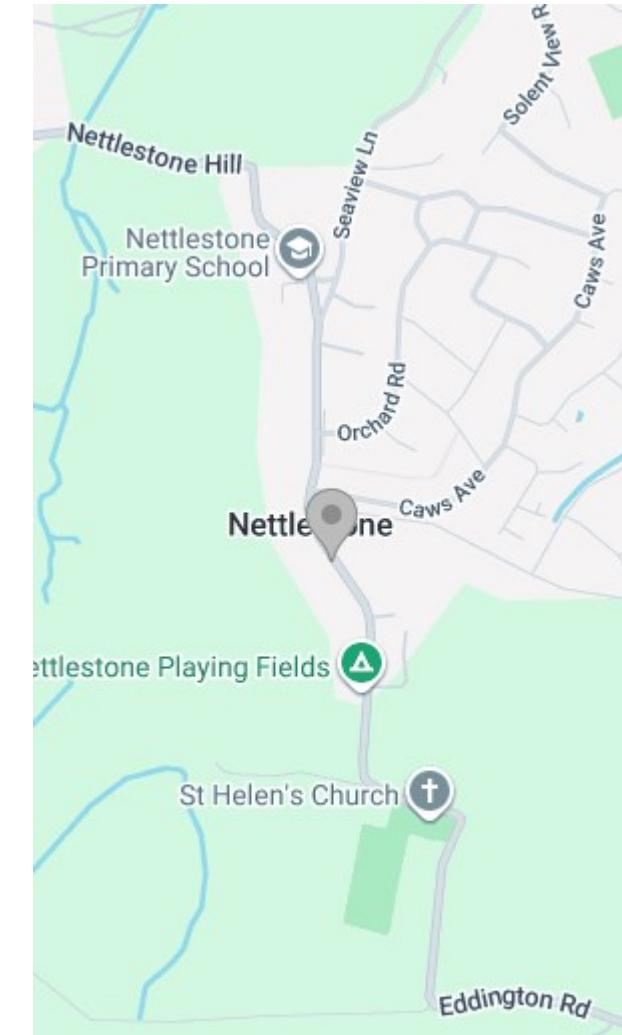
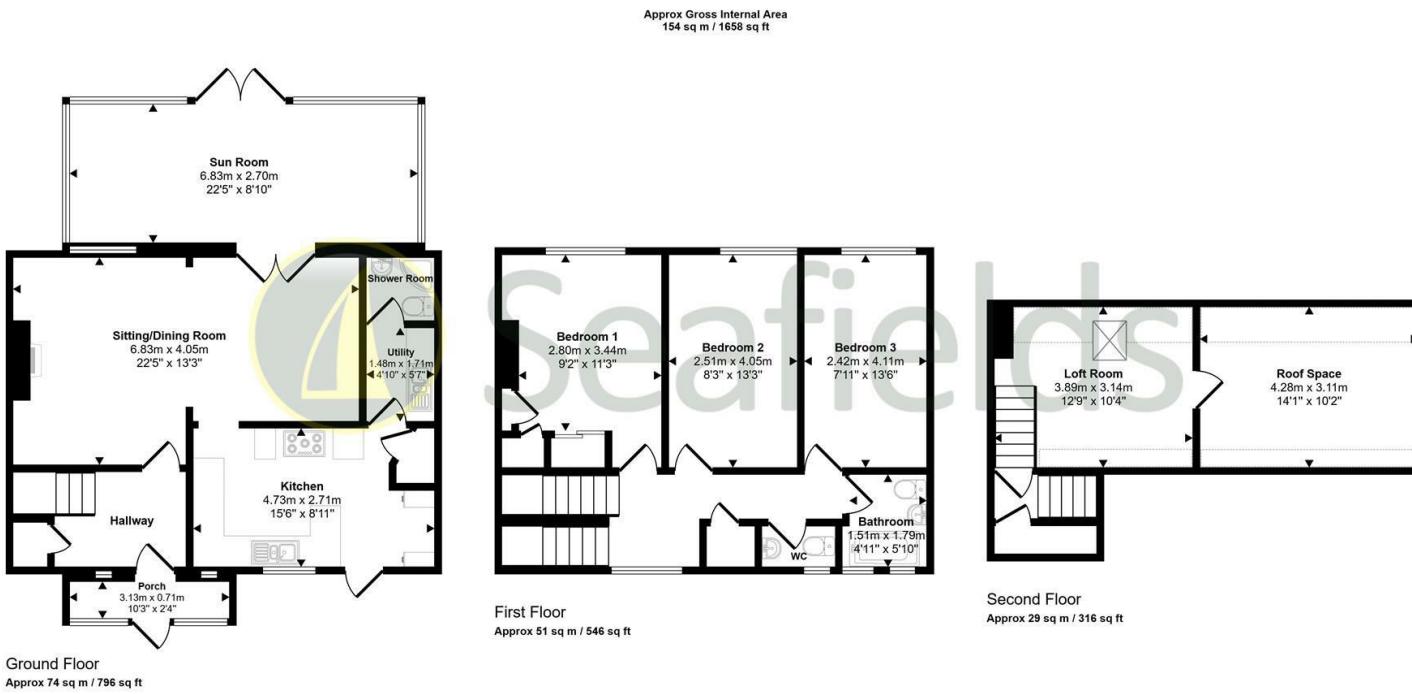
Listed Building: No

Conservation Area: No

Flood Risk: 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		68	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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