



Guide Price £380,000
2 CEDAR WOOD DRIVE, SEAVIEW, ISLE OF WIGHT, PO34 5JH



SUPERBLY SPACIOUS HOME WITH LOVELY SOUTHERLY GARDEN.

This delightful **DETACHED BUNGALOW** offers a perfect blend of comfort, great proportions and ideal convenience. The well presented accommodation comprises a comfortable sitting room (with **LOG BURNER**) and separate fitted kitchen - both opening into a substantial full width sun/dining room overlooking and leading out to the garden. There are 2 **DOUBLE BEDROOMS** - one with a large en suite (with spa bath) - plus a separate shower room. Benefits include gas central heating, double glazing throughout, driveway providing **AMPLE PARKING** and leading to the **GARAGE/WORKSHOP**. One of the standout features is the lovely enclosed **REAR GARDEN** ideally positioned for ample sunshine, and including a summer house, greenhouse and shed. The location is particularly appealing, as it is just a short and pleasant walk to the bus stop, local convenience stores and the beautiful beaches that Seaview is known for. Offered as **CHAIN FREE**, we would highly recommend a viewing without delay.

ACCOMMODATION:

Accessed via the side of the property, an obscured double glazed entrance door (with adjacent window) into Hallway.

HALLWAY:

A welcoming carpeted hall with radiator. Storage cupboards - one housing gas boiler. Access to loft - majority boarded with pull down ladder. Doors to:

SITTING ROOM:

A comfortable reception room with double glazed French doors to Sun/Dining Room. Internal obscured windows providing ample natural light. Radiator. Fireplace with inset Log Burner.

KITCHEN:

Fitted kitchen comprising good range of cupboard and drawer units with solid wood work surfaces over and inset circular sink unit. Tiled surrounds. Space and plumbing for appliances including washing machine, cooker, under counter dishwasher plus tall fridge/freezer. Tile effect vinyl flooring. Radiator. Double glazed window and door to outside (side). Wide opening to:

SUN/DINING ROOM:

Spanning the entire width of the property, this part-brick, part-double glazed room offers excellent space for use as a living/dining area. Radiators x 2. Opaque vaulted roof plus double glazed windows and French doors to garden.

BEDROOM 1:

Superbly proportioned carpeted double bedroom with large double glazed windows to front. Radiator. Door to:

EN SUITE BATHROOM:

Large room comprising suite of corner 'spa' bath with shower attachment and curved screen. Wash hand basin and w.c. Tiled surrounds. Radiator. Radiator. Obscured double glazed window.

BEDROOM 2:

Another carpeted large double bedroom with double glazed window to front. Radiator.

SHOWER ROOM:

Comprising modern suite of tiled corner shower cubicle, wash hand basin and w.c. Double glazed window to rear.

GARDENS:

The gardens are a particular feature of the property - being enclosed and southerly in direction - so a real sun trap and absolutely ideal for those enjoying the outdoor lifestyle. This enclosed garden comprises a large patio area - ideal for al fresco dining/entertaining - with the rest being mainly laid to lawn with various flower/shrub beds. Outside tap and gated access leading to front. Pedestrian access to rear of garage. To the front, there is a lawned area with trees providing some screening from the road.

DRIVEWAY AND GARAGE:

A long driveway offering ample car/boat parking space and leading to the **GARAGE** - which has electronic garage door, power and light - with door to rear garden.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Council Tax Band: D

Energy Performance Rating: EPC

Conservation Area: No

Flood Risk: None

Seller's position: No chain

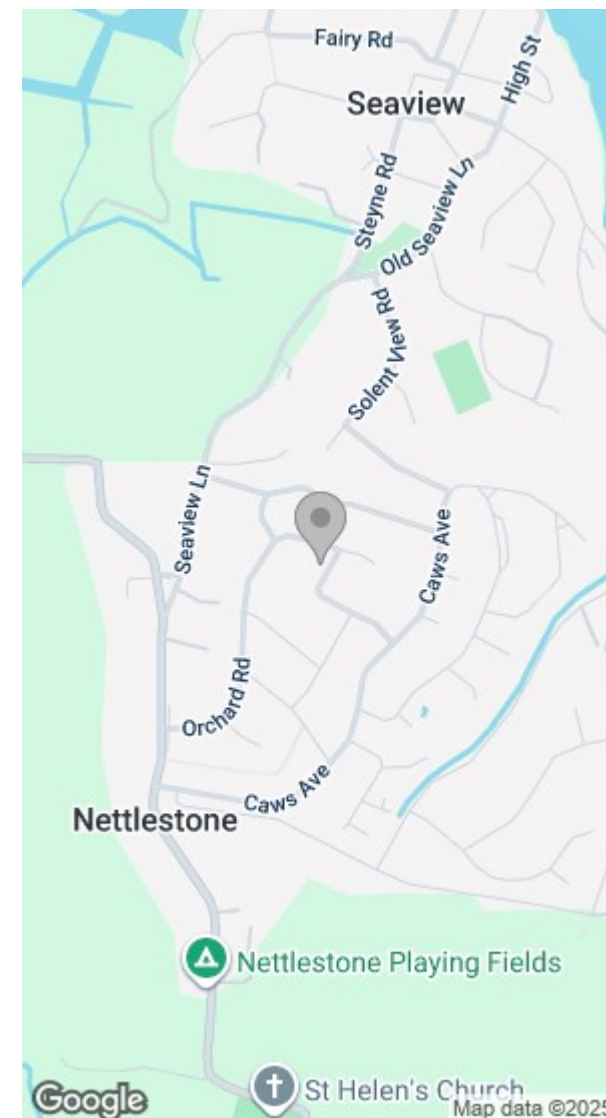
DISCLAIMER:

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

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	

