

19 Cockleton Lane, Gurnard, Isle of Wight, PO31 8JE

Guide Price £585,000

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McCarthy & BOOKER

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A wonderfully presented detached home located in beautiful Gurnard. Four bedrooms, two reception rooms, garage and off road parking for multiple vehicles along with mature gardens makes this CHAIN FREE property very desirable.

A large detached home in glorious Gurnard

Located in a desirable area with beautiful views out towards the countryside, this very well presented house has two reception rooms, four bedrooms, off road parking and a garage. The vendors have lived in the property for over 40 years and have kept it in excellent condition.

Interior

Ground Floor:

The porch has a tiled floor and leads to the hallway which has an open tread staircase leading up to the first floor and a convenient downstairs cloakroom. Off this well presented area are a large dining room with a feature fireplace and built in shelving either side. Within this room is an area, a lovely 'sun room', where you can sit and enjoy the views over the countryside. The generous sized double aspect sitting room has a feature fireplace, built in cupboard and shelving and double patio doors out to the rear garden.

The kitchen has many cream wall and base units with an integrated double oven, fridge/freezer, dishwasher and a four ring gas hob - all covered with a dark granite worksurface. There is plenty of space for a breakfast table and off this sunny space is a utility room with space/plumbing for a washing machine as well as housing the Vaillant boiler.

First Floor:

Four bedrooms and the family bathroom can be found on this floor, along with access to the loft and a hall cupboard with hot water cylinder inside. There are three good sized double bedrooms, the two bedrooms at the fore have lovely views out towards the countryside and one has built in wardrobes. The rear bedroom has two double built in wardrobes and the fourth is a single or large study/office. The fully tiled family bathroom has an overhead shower and a smart modern vanity unit with a concealed cistern wc.











Exterior

The driveway, that can easily accommodate two vehicles, is to one side of the property and leads to the large garage that has power, light and further storage space. The path winds around the front of the house to an open porch that has shelter and with steps leading up to the entrance door. There is a lawned area with bushes and high hedging across the front of the property, giving privacy, and passageways either side leading to the rear garden.

A large rear garden, which has had decades of loving attention and maintenance, forms a gardeners paradise with a plethora of mature trees, plants and bushes. The deep flower beds, either side of the path, are brimming with flowers and its a wonderful space to relax and listen to the birdsong all around.
Within this beautiful secluded garden the walkway leads to two garden sheds dotted around and to seating areas, one at the side of the lawn as well as the patio adjacent to the house.

Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.
The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

Further Information

Tenure: Freehold
EPC: D
Council tax band: E
Gas central heating via Vaillant boiler
Broadband max predicted: Download 1000 mbps Upload 900 mbps
Main gas, electricity, water and sewerage
Loft is partially boarded





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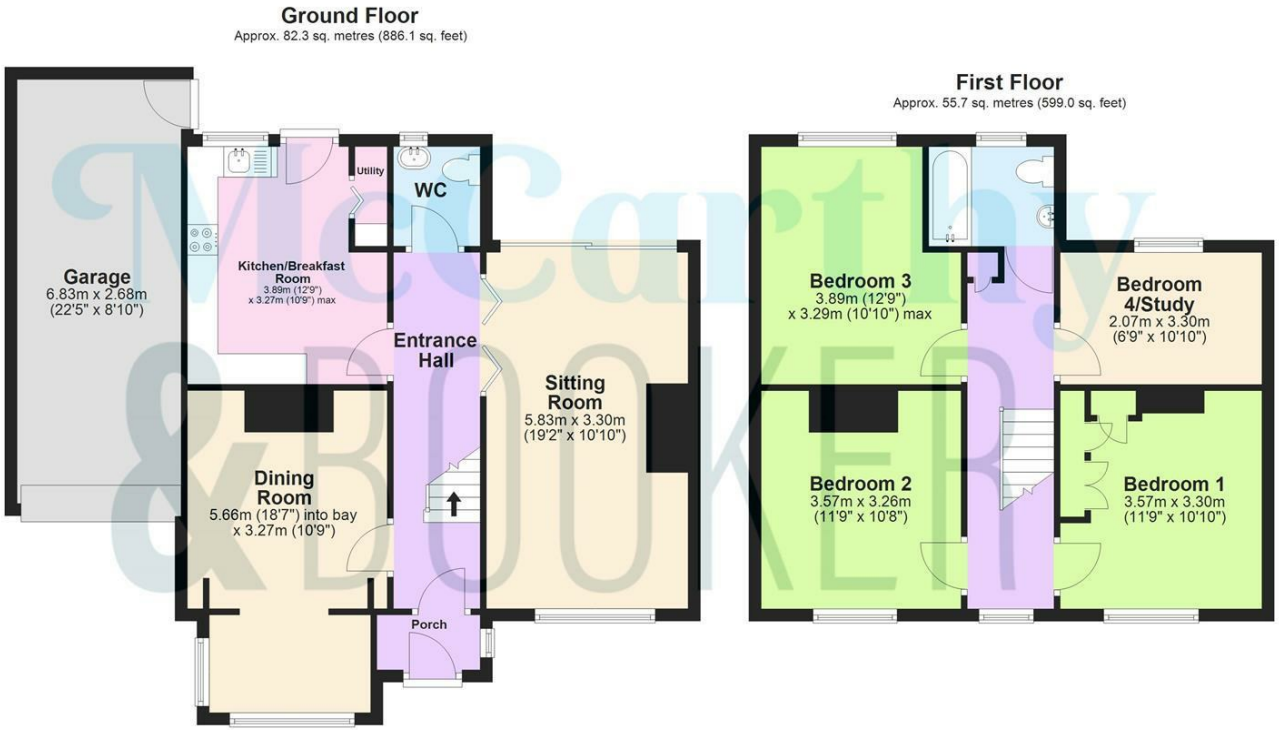
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 138.0 sq. metres (1485.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

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