

SPENCE WILLARD



41 Horestone Drive, Seaview, Isle of Wight

A substantial family home in a popular location, with landscaped gardens, separate double garage and a short walk to the beach and Seagrove Bay.

VIEWING

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Situated at the end of Horestone Drive, which is an attractive and well-located cul-de-sac close to Seagrove Bay and Seaview Village. This modern the house offers well-proportioned accommodation extending to five bedrooms with four bedrooms and a bathroom on the first floor and large sitting room, separate study/bedroom or dining room, kitchen, utility and a shower room on the ground floor along with a large, glazed garden room at the rear. The gardens are landscaped and enclosed for pets and children, whilst there is plenty of off-road parking and a separate double garage with storage in the roof and workshop to the rear.

A short walk leads to Seagrove Bay and Seaview village, with its Yacht Club, shops and restaurants, the property also benefits from direct access to the coastal path. Ryde town (approximately 3 miles) with its high-speed passenger ferry and Hovercraft services to Portsmouth and Southsea also has a range of shops restaurants and a well-regarded private school.

Accommodation

Entrance

Composite door beneath a small storm porch. Large hallway with understairs cupboard.

Sitting Room

Spanning from the front to rear of the property, this dual aspect room has a deep bay window overlooking the front aspect.

Study/Bedroom 5

With view over the front aspect, this large room is particularly versatile as a downstairs bedroom, study or dining room.

Kitchen

With a full range of undercounter and wall-mounted storage units, incorporating 1.5 bowl stainless steel sink, undercounter lighting and tiled splashbacks. Four ring gas hob with extractor over, integrated fridge, freezer, microwave and mid-level oven and grill.

Utility Room

With further cupboard storage and worktop over space and plumbing for a washing machine and tumble dryer with wall-mounted Glow-Worm combination boiler.

Shower Room

With tiled floors and walls to mid height, shower, W.C. and wall mounted vanity unit wash basin.

Conservatory

This particularly large extension to the rear spans the width of the property and enjoys a glorious garden view. It is a particularly versatile space currently arranged as ancillary reception room.

First Floor

Stairs rise to a galleried landing with deep airing cupboard and hatch accessing a large loft. There is a family bathroom with large walk-in shower, panelled jacuzzi bath with shower over, wall-mounted vanity unit wash basin, heated towel rail, illuminated mirror, tiled walls and floor and W.C.

The first floor comprises four double bedrooms all enjoying views over the garden to the rear or the front sunny southerly aspect. Three of the bedrooms have integrated wardrobe storage.

Outside

Situated in a private position at the end of the cul-de-sac the property benefits from a large driveway with parking for several cars in front and to the side of a double garage with twin up and over doors and pitch roof. There is also a detached workshop to the rear and large garden shed and side access to the garden. The rear garden has a large versatile patio terrace with decked walkway along the side of the garden and a mature boundary of hedging on both sides. The property is elevated creating a feeling of open space and pleasant outlook.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler located in the utility room and delivered via radiators.

Tenure

The property is offered freehold.

EPC

Rating C

Council Tax Band

E

Post Code

PO34 5DD

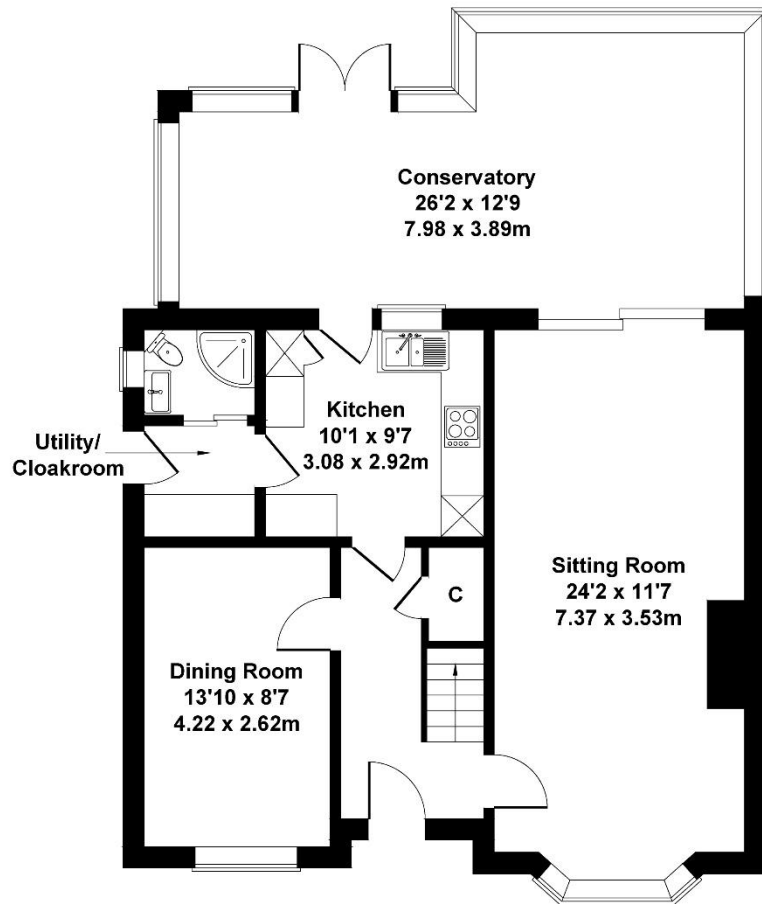
Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.

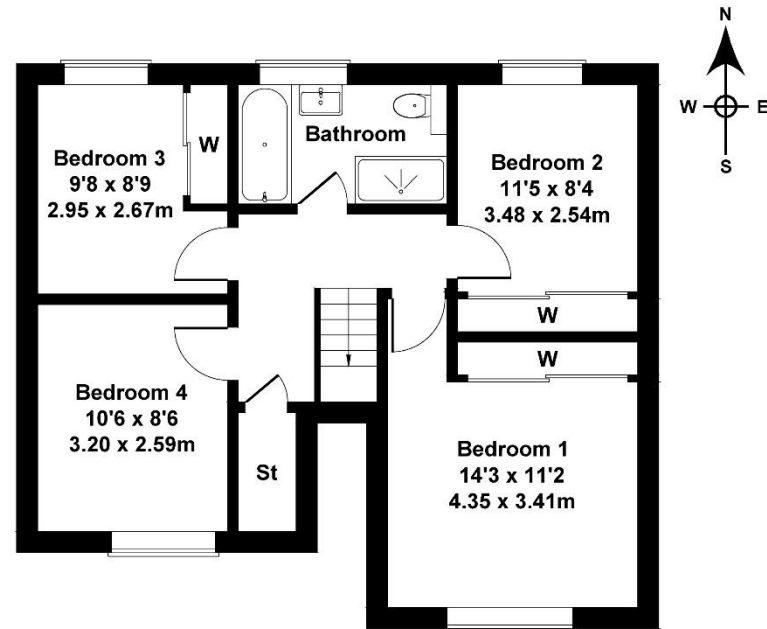


41 Horestone Drive

Approximate Gross Internal Area
1561 sq ft - 145 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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