



Guide Price £620,000

36 HORESTONE DRIVE, SEAVIEW, ISLE OF WIGHT, PO34 5DD



FABULOUS SPACE, LIGHT AND LUXURY!

Welcome to 36 Horestone Drive - a truly impressive **DETACHED HOUSE** with an attractive, secluded **SOUTHERLY GARDEN** and set in an elevated position offering a lovely outlook across the rooftops of Seaview. Having been expertly extended within recent years, the ground floor now comprises a **TRULY IMPRESSIVE** open-plan arrangement including a beautiful sitting room (with log burner), exquisite and most stylish kitchen/diner - offering an abundance of light via skylight windows and large bi-fold doors - plus a wide utility area. There is also a snug (or fifth bedroom) plus luxury shower room. The **FIRST FLOOR** offers 4 **BEDROOMS** - all well proportioned - and a second quality shower room. An added bonus is the '**BUNK ROOM**' (or outside office/games room) within the garden, with further benefits including gas central heating, double glazing throughout, plus a very **SMART DRIVEWAY** leading to the **GARAGE**. Moments from the short cut to Gully Road (leading to Seagrove Bay and village amenities, certainly an early visit is essential to appreciate all that is on offer in this beautifully maintained residence.

INTERESTING PROPERTY FACTS:

Tenure: Freehold

Heating: Gas central heating

Flooring: Ground floor: Luxury Vinyl (seagrass within the Snug); carpeting to stairs, landing and bedrooms.

Windows and Doors: Double glazing throughout. Bi-fold doors to rear garden.

Council Tax Band: E

ACCOMMODATION

A welcoming **ENTRANCE HALL** with luxury vinyl flooring which flows throughout the majority of the ground floor. Radiator. Carpeted stairs to first floor with cupboard below and window on half landing offering ample natural light. Opening to utility/inner vestibule. Doors to Utility/Vestibule area plus Snug. Open doorway to:

SITTING ROOM:

An attractive family room with double glazed bay to front. Radiators x 2. Continuation of luxury vinyl flooring. Log burner with tiled base. Wide open aspect into:

KITCHEN/DINER:

A particularly impressive room offering the real 'wow factor' with ample light via double glazed rear windows plus high level skylight windows - plus wide bi-folding doors to the rear garden (bringing the outside in!). A stylish midnight blue kitchen range with pale marble work surfaces incorporating inset white ceramic sink unit. Integral appliances include: AEG induction hob; BOSCH double oven, tall fridge and dishwasher. Breakfast bar area with pendant lighting over. Recessed down lighters. Continuation of luxury vinyl flooring. Tall vertical radiators x 2. Open aspect into:

UTILITY/VESTIBULE:

A wide and open area with the same luxury vinyl flooring and bi-fold doors opening to 2 double width cupboards - one housing plumbing for washing machine and tumble dryer.

SHOWER ROOM 1:

Quality suite comprising large shower cubicle; vanity unit with ample storage and inset wash basin; w.c. Luxury vinyl flooring. Heated towel rail.

SNUG/BEDROOM 5:

A comfortable, well proportioned extra reception room (or fifth bedroom) with double glazed window to front. Seagrass flooring. Radiator. Shelving.

FIRST FLOOR LANDING:

Carpeted landing with built in linen cupboard. White panelled doors to all rooms.

BEDROOM 1:

Large carpeted double bedroom with double glazed windows offering a lovely outlook across the roof tops of Seaview. Radiator.

BEDROOM 2:

Good sized carpeted double bedroom with double glazed window to front and radiator.

BEDROOM 3:

A third carpeted bedroom with outlook over the rear garden via double glazed window. Radiator.

BEDROOM 4:

Carpeted bedroom with double glazed window, also over-looking the rear garden. Radiator.

SHOWER ROOM 2:

A second stylish shower room suite comprising full width fully tiled shower cubicle; vanity unit with inset wash basin; w.c. Recessed down lighters. Heated towel rail. Wood effect flooring.

GARDENS:

A lovely, very secluded southerly rear garden comprising attractive sandstone paved patio - with ample space for large garden furniture for al fresco dining - with a few sandstone steps up to large lawned area with mature tree/shrub borders. Timber Chalet and Studio (see below). Gated sized access to front where this is a wide expanse of lawn with central 'palm' tree.

OUTHOUSES:

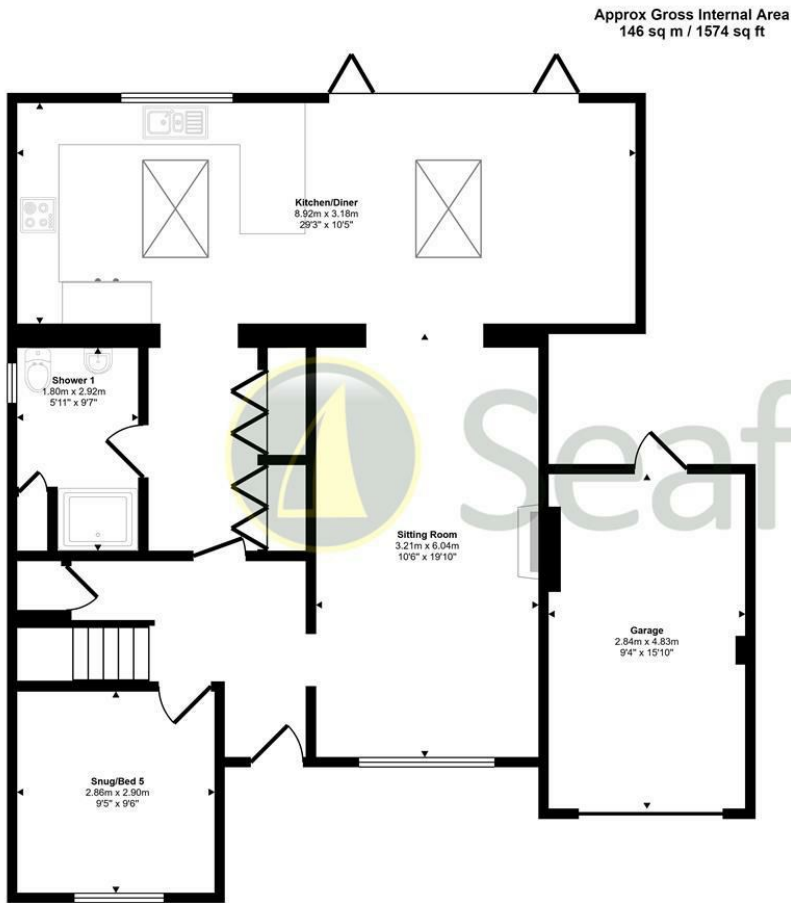
There are two timber outhouses - a delightful Studio measuring 13' x 7'1 - an ideal office or perhaps children's playroom. Power, light, vaulted ceiling and double glazed windows plus laminate wood effect flooring and wall lights. Additionally, there is a summer chalet.

DRIVEWAY & GARAGE:

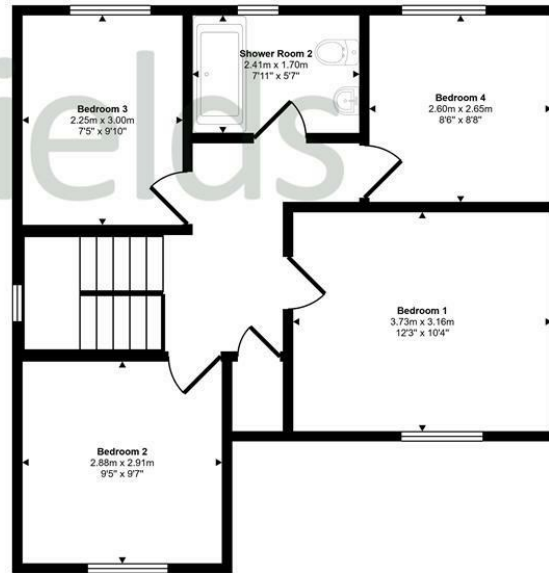
A smart resin sweeping driveway leading up to garage - with window and door to rear garden; power and light plus storage above.

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.

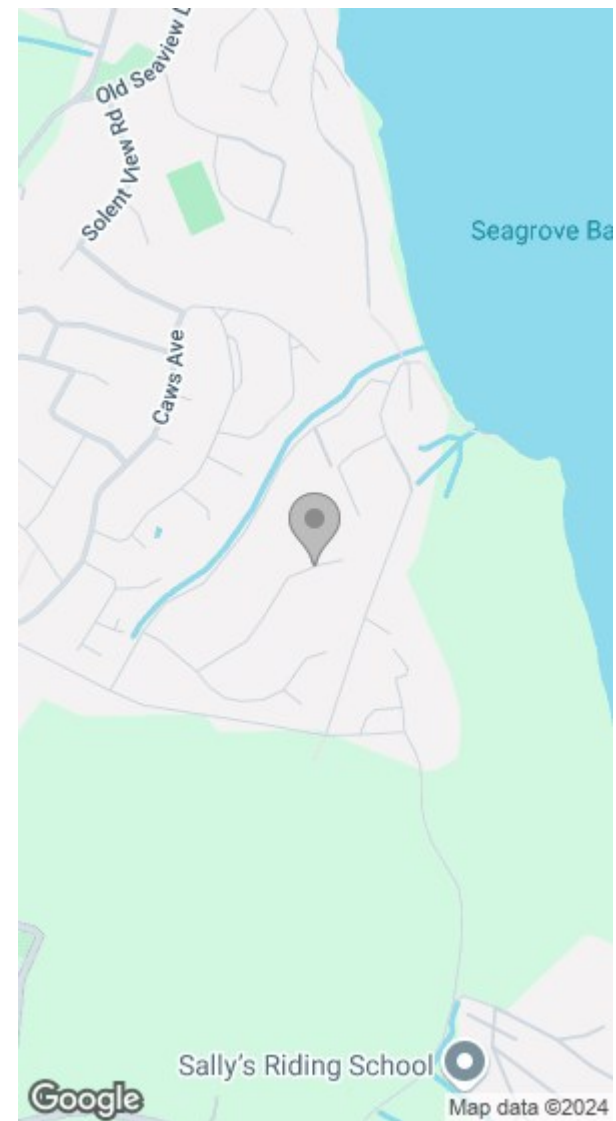


Ground Floor
Approx 95 sq m / 1027 sq ft



First Floor
Approx 51 sq m / 547 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 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	73	82	England & Wales	EU Directive 2002/91/EC

