



INDICATIVE SITE PLAN
NOT FORMAL BOUNDARIES OR PART OF CONTRACT

Worsley Road
Gurnard
£450,000



Lancasters

Substantial Family Home within the heart of Gurnard Village. Three Double Bedrooms plus Loft Room, Three Reception Rooms, Large Gardens, Garage and Driveway Parking for several cars. Check out the site plan! Double glazed and gas centrally heated throughout. CHAIN FREE



3 Bedroom Semi Detached House

Entrance

Double glazed porch into spacious Entrance Hall with stairs off to the first floor and doors to...

Sitting Room 15' 9" x 12' 10" (4.8m x 3.9m) into bay

Large family Sitting Room with bay window to the front. Gas fire.

Dining Room 17' 1" x 11' 2" (5.2m x 3.4m) max

Large reception space with sliding doors to the Conservatory.

Conservatory 10' 2" x 9' 7" (3.1m x 2.93m)

Vaulted ceilings and double doors onto the rear garden patio.

Kitchen/Diner 21' 8" x 9' 6" (6.6m x 2.9m)

Large open plan family space with views onto the garden. Fully fitted oak style kitchen with granite/stone worktops.

Rear Lobby 11' 3" x 3' 4" (3.42m x 1.01m)

Access from Kitchen to Garden via this handy practical space. Doors front and rear.

First Floor

Spacious landing with window to the side, stairs up to the Loft Room, and doors to...

Bedroom 1 12' 10" x 12' 10" (3.9m x 3.9m)

Double bedroom with window to the front with Sea Views and built in wardrobes. Door to enclosed balcony creating a sun room (2.5m x 1.2m) with yet more Sea Views and outlook across the Village.

Bedroom 2 11' 10" x 11' 2" (3.6m x 3.4m)

Double bedroom with window to the rear.

Bedroom 3 11' 10" x 9' 10" (3.6m x 3.0m)

Double bedroom with window to the rear. Built in cupboard containing modern combi boiler.

Bathroom 8' 6" x 8' 2" (2.6m x 2.5m L-shaped)

Fully tiled bathroom consisting of bath with shower over, WC and basin. Window to the side.

Loft Room 18' 4" x 15' 9" (5.6m x 4.8m) Max

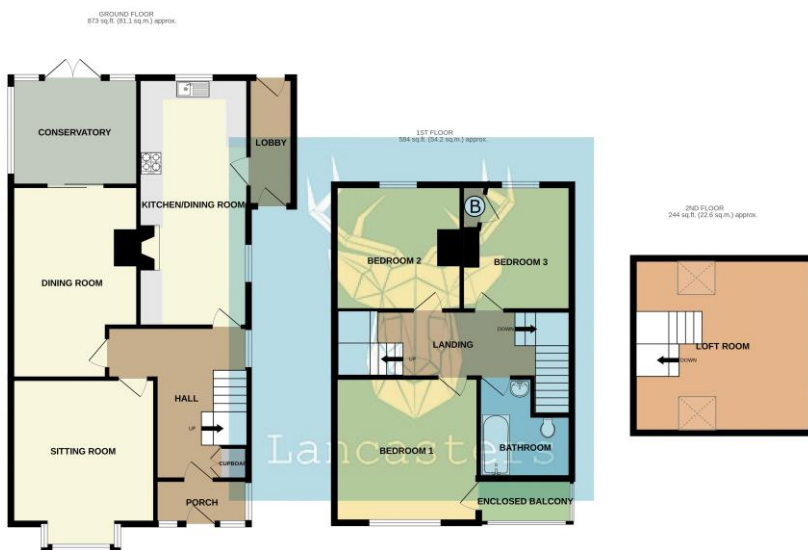
Super handy storage space, currently used as home office and overflow accommodation.

Rear Garden

Large 'T' shaped rear garden that stretches out across the rear of the neighbouring properties. Includes Summer House (2.4m x 1.76m) and Timber Shed (3.7m x 2.7m).

Garage 25' 11" x 9' 10" (7.9m x 3.0m)

A concrete sectional constructed garage. Complete with power and lighting. Pedestrian door and window to the rear and secure up and over door to the front with drop kerb and access via Westbrook Lane.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: **Freehold**
Council: **E**
EPC: **TBC**

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