



12 Ventnor Road, Apse Heath, Isle of Wight
£250,000



Megan Baker
Estate Agents



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Located with good access to the local amenities and countryside walks, this stylish, light and beautifully presented bungalow offers two double bedrooms; comfortable sitting room with working fireplace; smart bathroom and a super kitchen/dining room with a view and access to the garden. With parking for two cars at the front of the home and a gorgeous, well tended and sunny rear garden, this really is a hugely appealing home.

Steps and ramp lead from the parking area to:

FRONT VERANDAH:

With double glazed entrance door to:

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With double glazed entrance door to:

SITTING ROOM:

14'6 max x 13'4 (4.42m max x 4.06m)

Decorated in a warm sand colour scheme with picture rail and flat white ceiling. Bay window to front and handsome exposed brick open fireplace with gorgeous chunky oak surround and tiled hearth.





KITCHEN/DINING ROOM:

22'2 max x 11'3 (6.76m max x 3.43m)

This beautiful room forms the heart of the home and is positioned to the rear, taking advantage of the garden view. Designed in an open plan, sociable layout, the rooms are separately identified and interlinked via a large square opening.

The dining area has a window to the side and provides plenty of space for a good sized table, whilst the wonderfully light kitchen area is fitted with sleek white units and limed oak style worktops which co-ordinate with the flooring. Large windows provide a super view to the garden, and there is plenty of space for appliances as well as a built in storage cupboard housing the gas fired boiler. Door to garden.



BEDROOM ONE:

13'5 x 12'4 max (4.09m x 3.76m max)

A beautifully presented double room with fresh white decor; picture rail and flat white ceiling. Window to front.



BEDROOM TWO:

11'4 x 10'11 (3.45m x 3.33m)

A second double bedroom presented in soft hessian colours, positioned to the rear with a window looking to the garden.

BATHROOM:

7'0 max x 5'4 max (2.13m max x 1.63m max)

With glossy white tiling and pretty coloured barcode style border, fitted with fresh white suite of WC; vanity wash hand basin and bath with shower over. Window to rear.

PARKING:

A wide hardstanding to the front of the home provides parking for two cars. An appealing, raised lawned garden sits to one side of the parking area and gated side access leads to the:

REAR GARDEN:

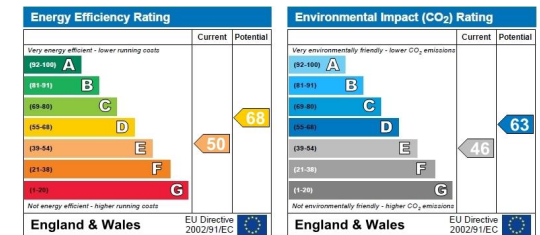
This gorgeous, sunny rear garden has been beautifully designed and offers areas of patio; lawn and shingle. An arbour covered patio provides a lovely dining area, whilst the variety of colourful planting; mature shrubs and trees create a very attractive haven. There is a solid built store at the end of the garden as well as timber and felt shed.

Viewings: Strictly by appointment only through Megan Baker Estate Agents

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



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Arrange a viewing

Love this property and want to see more?

Call us on **01983 280555**

Email: hello@meganbakerestateagents.com

Pop in for a chat

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HOME
IS WHERE OUR
HEART IS