



4, Ashley Way, Brighstone, Isle of Wight

£225,000



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### DRAFT PARTICULARS:

Tucked away in a non-vehicular area in the popular village of Brighstone, this detached bungalow offers spacious accommodation warmed by electric night storage heating and with majority UPVC double glazing. A welcoming, spacious entrance hallway leads to the comfortable sitting room which has a bow window to the front and glazed doors linking the area to the separate dining room. A long kitchen offers an attractive view into the rear garden. The bungalow was originally built with three bedrooms but the two front rooms have been connected to create a good sized master bedroom suite (with potential to easily convert back). A second double bedroom lies to the rear. The bedrooms are serviced by a fully tiled bathroom which has a shower over the bath as well as a very useful separate WC which is set at the end of a handy utility room. The bungalow is set in a quiet position with open plan lawned gardens to the front and side access to the beautifully planted rear garden. This good sized, private space has a gorgeous array of colourful shrubs and trees. There is also the benefit of an en-bloc garage in a nearby area. Chain free!

### DRAFT PARTICULARS:

**UPVC front entrance door with matching side panels to...**

### ENTRANCE HALLWAY:

A spacious, L-shaped introduction to the bungalow with two wall mounted night storage heaters and built-in airing cupboard which houses the hot water cylinder. Doors to...

### LOUNGE:

*14'5 x 12'1 (4.39m x 3.68m)*

UPVC double glazed bow window to the front, stone feature fire surround and sliding multi-paned doors to:

### DINING ROOM:

*9'10 x 9'5 (3.00m x 2.87m)*

Wide sliding UPVC double glazed patio doors frame a lovely view into the garden. Wall mounted night storage heater and door to:

### KITCHEN:

*10'8 max x 9'5 max (3.25m max x 2.87m max)*

A well-proportioned room fitted with a range of oak style units with worksurface over. Tiled splashbacks and UPVC double glazed window looking into the rear garden. Doors back to hallway and:

### UTILITY ROOM:

*14'6 max x 5'7 max (4.42m max x 1.70m max)*

A useful addition to the home with UPVC double glazed door and wooden windows looking into the rear garden. The area is fitted with a range of units with worksurface over and spaces for appliances. Wall mounted night storage heater and door to:

### CLOAKROOM:

A handy extra facility with WC, wash hand basin and UPVC double glazed rear window.

### BEDROOM 1:

*18'7 max x 11'3 max (5.66m max x 3.43m max)*

Created out of two separate rooms (originally Bedroom 1: 11'7 max x 11'2 max - 3.53m x 3.40m and Bedroom 3: 9'5 x 7'2 max - 2.87m x 2.18m) with a square archway dividing. The

room would therefore easily convert back giving the bungalow three bedrooms again. Currently the layout creates a decadent suite with bedroom area and dressing room fitted with a range of wardrobes and dressing table. Two UPVC double glazed front windows.

### **BEDROOM 2:**

*11'0 x 10'0 (3.35m x 3.05m)*

A second double room with window looking into the utility room and fitted wardrobes.

### **BATHROOM:**

*6'11 max x 5'5 max (2.11m max x 1.65m max)*

A fully tiled room with white suite comprising panelled bath with shower over; pedestal wash hand basin and WC. Opaque window to utility room and extractor unit.

### **GARDENS:**

The bungalow is set in a quiet non-vehicular area tucked at the end of the cul-de-sac with

an open-plan lawned garden to the front. Gated side access leads to a pleasant, private garden. The mainly lawned area is planted with a colourful variety of shrubs and perennial plants including a stunning deep red maple. There is an outside tap, shed and patio area and parts of the garden enjoy a sideways view up to The Downs.

### **GARAGE:**

The bungalow has the benefit of a good sized en-bloc garage in a nearby communal area.

**Viewings: Strictly by appointment only through Megan Baker Estate Agents**

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Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

