



5 The Greenway, Niton, Isle of Wight
£350,000



Megan Baker
Estate Agents



Megan Baker
Estate Agents

5 The Greenway, Niton, Isle of Wight

£350,000

This gorgeous home is beautifully light and airy and immaculately presented in a smart neutral colour scheme throughout, where the large windows frame the magnificent views. The comfortable living room opens up to the end via double doors to a separate dining room which in turn links to the smartly fitted kitchen. In addition to the three lovely bedrooms, there are two very smart bathrooms and a conservatory. The gardens are neatly tended and sit to the rear and side of the home, providing sunny areas to sit out and enjoy, with richly stocked borders and smart patio areas. The home is warmed by oil fired central heating; has UPVC double glazing and has parking; a detached garage as well as two handy sheds. The village itself boasts excellent amenities including shops; doctors surgery; church and pubs which just add to the appeal of this gem of a property.

Stylish UPVC double glazed front entrance door into:

ENTRANCE PORCH:

A lovely entrance to the home of UPVC double glazed and solid construction with glass roof. Further UPVC double glazed door into:

ENTRANCE HALLWAY:

A light, smartly decorated L-shaped area with plenty of built in storage cupboards and access to the loft. Doors to:

SITTING ROOM:

20'2 x 11'11 max (6.15m x 3.63m max)

A wonderfully light room decorated in stone cream with two double glazed front windows. Tiled fireplace and doors to:

DINING ROOM:

10'11 x 9'6 (3.33m x 2.90m)

A very handy separate reception room which links to the kitchen and has a front window as well as large side window framing the super countryside views. Door to:

KITCHEN:

17'9 max x 8'0 max (5.41m max x 2.44m max)

A spacious area with lots of built in cupboards as well as fitted oak style fronted units. Window to rear and





further window to side, again framing the super countryside views. Door to hallway and further door to:

CONSERVATORY:

11'6 x 8'9 (3.51m x 2.67m)

A fabulous extra sitting area with doors opening to provide access to the garden via steps to one side and a ramp to the other. A perfect spot to sit and enjoy those wonderful countryside views over the garden. UPVC double glazed door to shower room.



BEDROOM ONE:

13'11 x 9'11 max (4.24m x 3.02m max)

A double bedroom in white decor with a pink accent to one wall. The room has a good range of fitted wardrobes; top boxes and drawers to match. UPVC double glazed rear window providing an attractive outlook to the garden.

BEDROOM TWO:

11'0 x 9'10 (3.35m x 3.00m)

A very pretty double bedroom in a pale blue colour scheme with large double glazed rear window to the garden. Door to:



JACK AND JILL SHOWER ROOM:

7'9 max x 7'8 max (2.36m max x 2.34m max)

This spacious, fully tiled room is fitted with a smart white suite of vanity wash hand basin ; WC and large walk-in shower enclosure. Double glazed rear window and UPVC double glazed door linking the room to the conservatory.

BEDROOM THREE:

10'0 x 7'0 plus recess (3.05m x 2.13m plus recess)

A single bedroom in primrose yellow decor with double glazed rear window.

BATHROOM:

7'11 max x 6'9 max (2.41m max x 2.06m max)

A fully tiled room, fitted with a corner bath; WC; wash hand basin and separate shower enclosure. Two opaque side windows.

GARAGE & PARKING:

The home has a wide parking area to the front and side leading to the:

GARAGE:

16'9 x 9'6 (5.11m x 2.90m)

With electronic up and over door to the front and personal door to the rear garden. Power and light.

GARDENS:

Gated access on either side of the bungalow leads to the lovely gardens which sit mainly to the side and rear. The side garden is laid to neatly manicured lawns with prettily planted borders and hedging to screen. The rear garden is laid to patio and gravel, again sheltered by hedging and shrubs with two timber sheds. Both areas of garden are sunny and private.

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

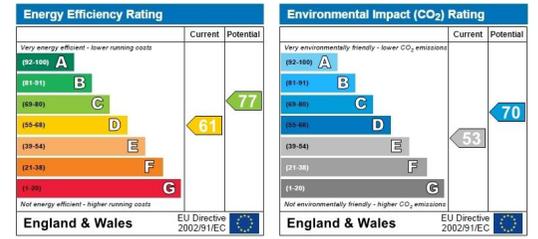
Floorplan



TOTAL APPROX. FLOOR AREA 1107 SQ.FT. (102.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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

Made with Metropix ©2020



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
 Megan Baker Estate Agents
 128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

