£400,000
GLENHURST, HUNTS ROAD, ST. LAWRENCE, ISLE OF WIGHT, PO38 1XT
Tucked away towards the end of a private road in the sought after village of St. Lawrence is this detached bungalow. The well presented accommodation comprises three bedrooms with two receptions, kitchen/breakfast room, utility room, bathroom/shower room and separate WC. Outside there is a garage and driveway parking, good sized lawned gardens and a large decked seating area to the rear.

**ENTRANCE HALL** Airing cupboard. Storage cupboard. Loft access.

**WC** Low level WC, wall mounted wash hand basin. Opaque UPVC DG window to the front.

**BATHROOM** Bath with tiled surrounds, low level WC, pedestal wash hand basin with tiled splash backs and separate tiled shower cubicle. Stainless steel heated towel rail. Opaque UPVC DG window to the front.

**LOUNGE** 13’ 5” x 18’ 7” (4.09m x 5.66m) Feature stone fireplace with display areas. UPVC DG sliding patio doors providing access to the deck and a lovely southerly aspect. Archway to:

**DINING AREA** 11’ 0” x 10’ 0” (3.35m x 3.05m) Ample space for table and chairs. UPVC DG window providing similar outlook to the lounge.

**KITCHEN/BREAKFAST ROOM** 14’ 11” x 9’ 10” (4.55m x 3m) Fitted with a range of wall and base cupboard units with work surfaces over and tiled surrounds. Breakfast bar area. Built in electric hob top with stainless steel extractor hood over and oven below. Inset bowl and a quarter stainless steel sink unit with mixer taps. Space and points for fridge, freezer and dishwasher. UPVC DG window to the front.

**UTILITY ROOM** 8’ 7” + cupboards x 5’ 11” (2.62m x 1.8m) Sink unit with cupboard under. Space and point for fridge freezer. Cupboard with space and point for washing machine. Cupboard housing the Grant oil fired boiler. UPVC DG window and door to the side giving access to the patio area.

**BEDROOM 1** 13’ 6” max x 12’ 5” max (4.11m x 3.78m) A spacious double room. Built in wardrobe. UPVC DG window to the rear providing southerly aspect and views over the garden.

**BEDROOM 2** 12’ 5” max x 11’ 0” max (3.78m x 3.35m) Built in wardrobe. UPVC DG window to the front overlooking the garden.

**BEDROOM 3** 8’ 7” x 9’ 10” (2.62m x 3m) Built in cupboard. UPVC DG window to the front overlooking the garden.

**HEATING** Oil fired central heating via the Grant boiler situated in the utility room.

**OUTSIDE** The property is approached over a brick paviour driveway providing off road parking. There is a garage (19’3 x 9’4) with up and over door, light and power. UPVC DG opaque window and door to the rear. The front garden is mainly laid to lawn with planted beds and mature hedging. The brick paviour pathway leads along to the front door. There is gated access between the bungalow and the garage and this leads onto a further patio area. To the rear there is a large decked seating area with ample space for outside entertaining. The rear the garden is mainly laid to lawn and extends around to the far side of the property with a garden shed. Steps lead down to a lower area of garden again mainly laid to lawn.

**Council Tax Band:** E
Where to find the property
Glenhurst, Hunts Road, St. Lawrence, Isle Of Wight, PO38 1XT

Call our Ventnor office to arrange a viewing
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