

**28 Stenbury View Ventnor, PO38 3DB**

**£350,000**



CHAIN FREE! This beautifully presented bungalow is located within a quiet cul-de-sac in Wroxall, with extensive countryside walks on your doorstep. The property comprises cloak room, open plan living/dining room with multi-fuel burner, modern-fitted kitchen, three double bedrooms, family bathroom and conservatory. Other benefits include low maintenance garden, driveway & garage, gas central heating and double glazing throughout.

CHAIN FREE

3 DOUBLE BEDROOMS

GARAGE & DRIVEWAY

DETACHED BUNGALOW

STUNNING VIEWS

COUNTRYSIDE WALKS ON DOORSTEP

## ROOMS

### Entrance Hallway

Tiled flooring, UVPC double glazed door.

### Cloak Room

Vinyl flooring, built in shelving, equipped with plumbing for washing machine & tumble dryer.

### Living Room 13' 5" x 25' 7" (4.1m x 7.8m)

Tiled flooring, Log burner, Double glazed UVPC door to side aspect.

### Kitchen 7' 10" x 7' 10" (2.4m x 2.4m)

Tiled flooring, double glazed window to front aspect. Integrated double electric oven with cooker hood and dishwasher. Upper and lower kitchen cabinets. Radiator

### Bedroom 1 11' 6" x 21' 0" (3.5m x 6.4m)

Tiled flooring, Double glazed windows to front and side aspects with far fetching country views. Log burner and a gas powered radiator.

### Bedroom 2 8' 6" x 13' 5" (2.6m x 4.1m)

Carpet flooring, radiator, double glazed window to rear aspect with far fetching countryside views with wall mounted gas radiator.

### Bedroom 3 9' 10" x 11' 11" (3m x 3.63m)

Carpet flooring, radiator, double glazed window to rear aspect with far fetching countryside views. Gas powered wall radiator.

### Bathroom 6' 7" x 5' 7" (2.0m x 1.7m)

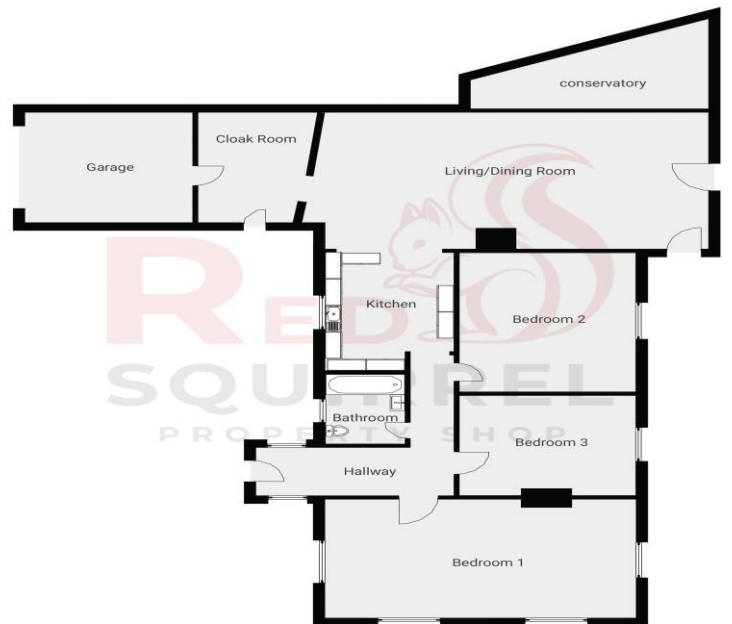
#### 28 Stenbury

TOTAL AREA: 130.38 m² • LIVING AREA: 130.38 m² • FLOORS: 1 • ROOMS: 10



#### ▼ Ground Floor

TOTAL AREA: 130.38 m² • LIVING AREA: 130.38 m² • ROOMS: 10



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### Outside

Rear - patioed and decked area, with ample space for an out door dining table and covered seating area. Front - parking for two small cars, patioed walkway to the front door. Decking area, suitable for a seating area. Side - decked stairs, that lead to the rear and stoned area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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