



£450,000

OVERWELL, ELM CLOSE, NETTLESTONE, SEAVIEW, ISLE OF WIGHT, PO34 5ED

Hose  
Rhodes  
Dickson





**PROPERTY DESCRIPTION** This stunning 5 bedroom detached chalet bungalow is very conveniently situated within the quiet, highly sought after village of Nettlesome village; an easy walk to Nettlesome convenience store, village amenities, the local bus route, highly reputable primary school, and only moments away from the ever popular SEAGROVE and PRIORY BAY BEACHES. The Victorian yachting village of Seaview is also only a few minutes stroll away. "Overwell" is located at the end of a privately maintained lane adjacent to Nettlesome Green. The property has a smart contemporary design scheme throughout, and has been well maintained by the current owners, who have undertaken extensive and tasteful renovation and refurbishment over the years they have lived here. The property is now a comfortable, and very well proportioned family home with a great ambience.

Modern features and benefits include two bathrooms, a modern fitted kitchen/diner, spacious sitting room that opens via bio-fold doors into a large bright conservatory, utility area, downstairs wc, 5 DOUBLE bedrooms, large well-maintained "wrap-around" gardens, and off-road parking for several vehicles. With 5 good-size double bedrooms arranged over two floors there is the flexibility to adapt the accommodation to suite a variety of needs, such as a study/office, playrooms, or even the potential for a separate self-contained annexe.

**ENTRANCE HALL** Wide, welcoming entrance hall leading to all ground floor accommodation. Wooden flooring, Meter cupboard. Stairs to first floor.

**SITTING ROOM** 15' 8" x 12' 0" (4.8m x 3.66m) A bright comfortable dual aspect sitting room with coal-effect gas fire set within a red brick surround and hearth. Glazed door provides access to kitchen/diner. Bio-fold doors open-out to:

**CONSERVATORY/SUN-LOUNGE** 11' 8" x 14' 7" (3.58m x 4.47m) A stunning feature of this lovely home overlooking the front gardens. Once the bio-fold doors are retracted a bright and very spacious living space evolves between the lounge and conservatory. French Doors lead out to the enclosed gardens and courtyard.

**KITCHEN/DINER** 11' 6" x 17' 11" (3.51m x 5.47m) A contemporary dual aspect fitted kitchen with a range of floor and wall units. Breakfast bar and ample room for a family dining table. "Rangemaster" oven and extractor hood. Ins et halogen lighting.

**BEDROOM 3** 12' 1" x 10' 7" (3.695m x 3.24m) Double bedroom. Window and door giving access to paved courtyard area.

**BEDROOM 4** 9' 0" x 8' 10" (2.76m x 2.71m) Double bedroom with dual aspect. Cupboard/shelving

**BEDROOM 5/STUDY** 10' 0" x 9' 4" (3.07m x 2.87m) Double bedroom/study. Window overlooking paved courtyard and gardens. Built in cupboard.

**BATHROOM** Modern family bathroom, fully tiled, with low level wc, hand-basin, and panelled bath with shower over. Obscured window to side elevation.

**UTILITY ROOM** Spacious utility area with space for fridge/freezer and washing machine. Butler sink and a range of fitted units. Combi-boiler. Door giving side access to paved courtyard with shed and storage unit, with wood store. Access to side and front gardens.

**WC** Separate low level wc and hand-basin.

**STAIRS TO:** First floor accommodation. Doors to:

**BEDROOM 1** 14' 9" x 17' 0" (4.5m max x 5.2 m max) Good size bright and airy triple aspect double bedroom. Vaulted ceiling.

**BEDROOM 2** 14' 9" x 10' 0" (4.5m x 3.05m) Further double bedroom. Window to side elevation. Vaulted ceiling.

**SHOWER ROOM** Contemporary fitted suite with low level wc, hand-basin, and separate shower enclosure. Heated chrome towel rail. Obscured window.

**PARKING** Parking for several vehicles is available to the front and the side of the property on a private gravelled driveway.

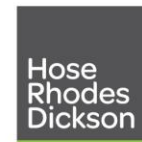
**GARDENS** The property benefits from well-maintained enclosed "wrap-around" gardens with two separate paved courtyard/patio areas, and well-manicured lawns. There is a garden shed and wooden storage unit/outhouse with log store.

**HEATING** Gas central heating.

**TENURE** Freehold.

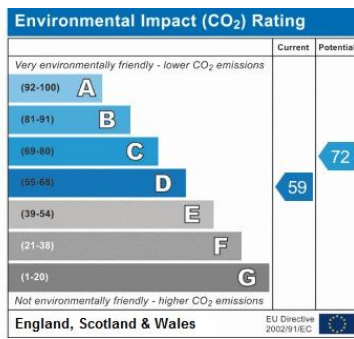
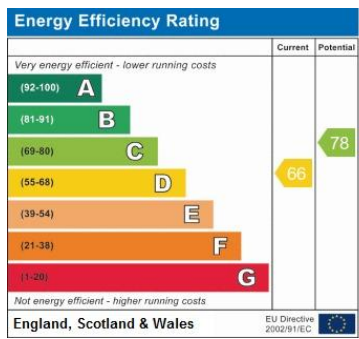
**SERVICES** All mains connected.

**COUNCIL TAX** Band "D"



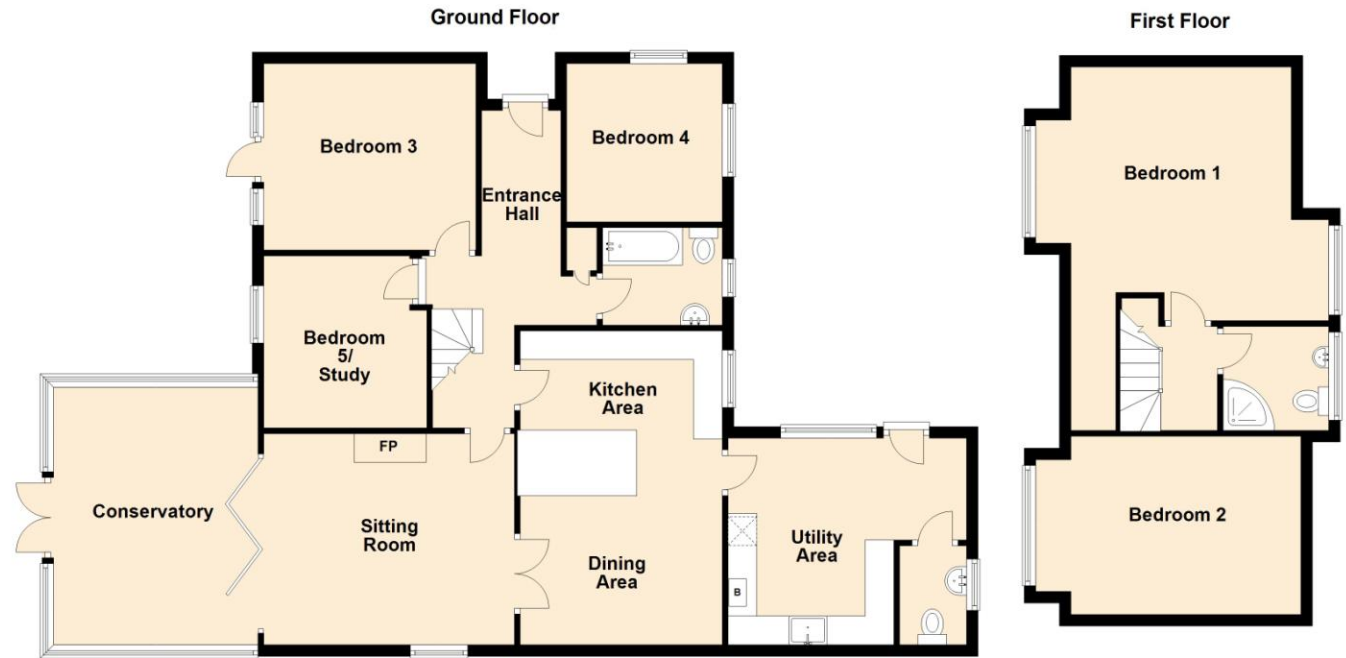
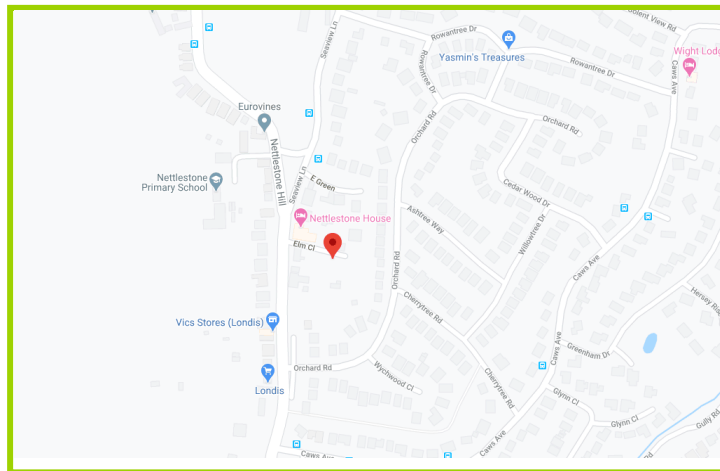
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 565658



## Where to find the property

Overwell, Elm Close, Nettlestone, Seaview  
Isle of Wight, PO34 5ED



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Ryde office to arrange a viewing  
01983 565658 or email [ryde@hrdiw.co.uk](mailto:ryde@hrdiw.co.uk)

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