



£375,000

16 MILLFIELD ROAD, CARISBROOKE, ISLE OF WIGHT, PO30 5RH

- Stunning, individual and contemporary detached bungalow.
- 30ft open plan living/dining/kitchen with bi-fold doors to the garden.
- Cinema/TV room
- Four double bedrooms
- En-suite shower room and family bathroom

Hose
Rhodes
Dickson





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Situated on the popular Carisbrooke Park development, conveniently placed for all levels of schooling is this individual detached bungalow that has been extended at the rear to create a stunning, contemporary family home. The spacious accommodation which has been re-wired and re-plumbed comprises a superb open plan living/dining/kitchen with ceiling speakers, cinema room with Dolby Atmos surround sound, study, utility room, separate WC, four double bedrooms, en-suite shower room and family bathroom. The home is also fitted with a MVHR system which provides fresh air to all rooms. Externally there is ample off road parking, garage and a beautifully maintained enclosed rear garden.

Double glazed door into-

ENTRANCE HALL Cloaks hanging space. Radiator. Doors off to-

STUDY 8' 7" x 9' 1" (2.629m x 2.779m) Double glazed window to the rear. Space for free standing freezer. Telephone point. Door into-

UTILITY ROOM 5' 3" x 5' 0" (1.604m x 1.525m) Fitted with a matching range of wall and base units with work surface over incorporating circular sink with mixer tap. Space and plumbing for washing machine. Water softener system.

OPEN PLAN SITTING ROOM/DINING/KITCHEN 30' 9" x 12' 11" (9.379m x 3.954m) A superb open plan room fitted with a matching range of wall and base units with work surface over incorporating a 1 1/4 bowl single drainer stainless steel sink with mixer tap. Built in Hotpoint double oven. Central island with Hotpoint induction hob. Integrated fridge and dishwasher. Dining area with pendant lighting. Built in ceiling speakers. Television point. Radiator. Double glazed bifold doors leading to the garden. Double glazed window with views towards Carisbrooke Castle. Wood effect flooring. Opening to -

CINEMA/TV ROOM 15' 3" x 12' 1" (4.660m x 3.700m) Ceiling mounted 4k projector and pull down cinema screen. Dolby Atmos surround sound system.

Door into-
INNER HALLWAY Doors off to-

BEDROOM 1 15' 6" max x 12' 3" (4.740m x 3.750m) A double room with double glazed window to the front. Access to roof space. Radiator. Door into-

EN-SUITE SHOWER ROOM 8' 8" x 3' 11" (2.650m x 1.200m) Fully tiled and fitted with a walk in shower cubicle, wash basin in vanity unit and WC. Chrome ladder style heated towel rail. Wood effect flooring.

BEDROOM 2 11' 5" x 9' 1" (3.490m x 2.775m) A double room with double glazed window to the front. Built in wardrobe with sliding doors. Radiator.

BEDROOM 3 13' 7" x 8' 2" (4.150m x 2.500m) A double room with double glazed window to the front. Radiator.

BEDROOM 4 8' 2" x 10' 9" (2.500m x 3.300m) A double room with double glazed window to the side. Radiator.

FAMILY BATHROOM 10' 5" x 8' 8" (3.200m x 2.655m) Fully tiled and fitted with a suite comprising a double walk in shower cubicle with rainfall shower head, panelled bath, wash basin in vanity unit and WC. Chrome ladder style heated towel rail. Wood effect flooring.

HEATING Gas central heating to a radiator system supplied by the Vaillant gas boiler situated in the attic.

OUTSIDE Off road parking to the front for several cars and garage with up and over door. Side access to the enclosed rear garden which is mainly laid to lawn with paved patio area.



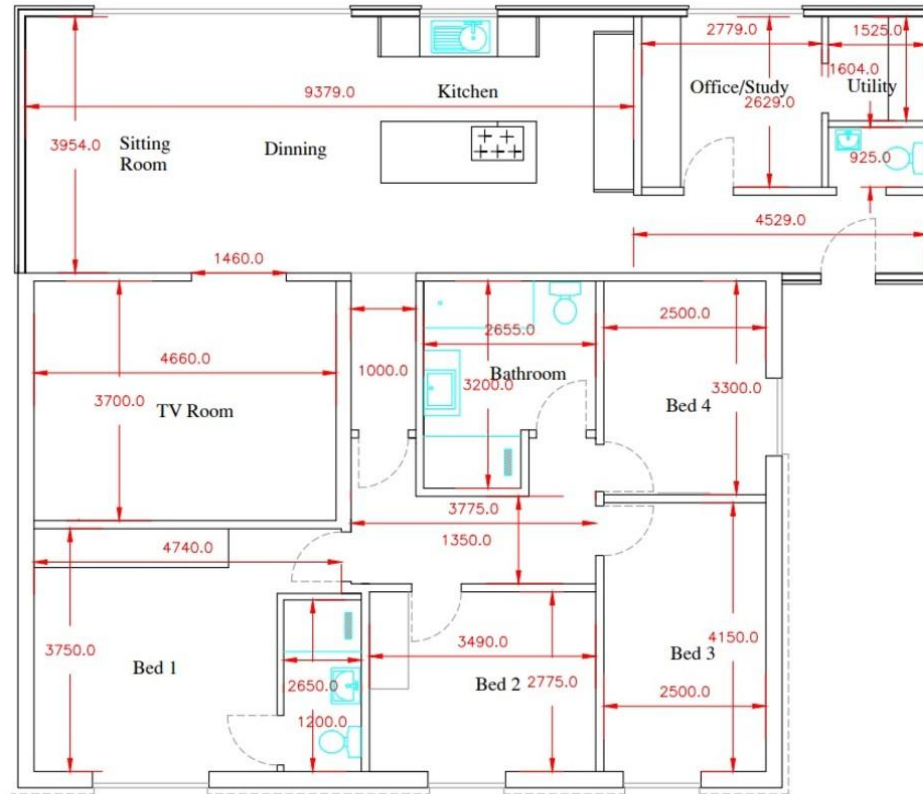
Tenure Freehold

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Where to find the property

16 Millfield Road, Carisbrooke, Isle of Wight, PO30 5RH



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 Newport office to arrange a viewing

01983 521144 or email newport@hrdiw.co.uk