

SPENCE WILLARD



Cherry Trees, Norton, Isle of Wight

A truly stunning, refurbished, 3-bedroom bungalow set in well landscaped grounds approaching half an acre in a quiet and sought-after cul-de-sac on the outskirts of Yarmouth and within easy walking distance of the Country Park at Fort Victoria and Sandhard Beach.

VIEWING

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Cherry Trees offers good-sized, versatile living accommodation and the choice of either a self-contained third bedroom ideal for guests, or a generous sized home-office space. One of the biggest plots in the area, the garden approaches half an acre in size and benefits not only from its southerly aspect, but also fine views over the surrounding farmland.

The current owners have undertaken a major and significant upgrade of the property in recent years, which has delivered what must be one of the best bungalows in the sought after West Hill area. There is a large storage room in the centre of the house with the principal bedroom enjoys a superb walk in dressing room. The extensive upgrade also includes a new utility room with a shower and an impressive, large pair of French doors with floor to ceiling windows to the side - which allow for a magnificent view across the garden into the fields.

Linstone Drive is a short drive and easy flat walk away from the centre of Yarmouth, where a good selection of shops, pubs and restaurants can be found, along with a frequent car ferry service to the mainland. Fort Victoria Country Park offers many different coastal and woodland walks that lead on to other areas of the West Wight.

Covered entrance leading to Front Door, opening into:

Entrance Hall
With doors off to:

Sitting Room
A cosy and comfortable family lounge with two windows to the front, brick chimney with an electric, coal effect fire and sliding patio doors leading into:

Conservatory
Providing a useful additional lounge area or possible home office space. Built on dwarf walls with a radiator, tiled flooring and door to outside.

Dining Room & Snug
A good-sized 'L' shaped room overlooking the attractive rear gardens and farmland beyond. Window to rear and double-glazed patio doors leading out to the rear garden. Door to:

Kitchen
A well fitted kitchen with a good selection of floor and wall mounted units comprising cupboards and drawers with extensive worktops over, 1 ½ bowl stainless steel sink unit with drainer, tiled splash backs, and space and plumbing for a dishwasher and double 'range-style' oven. With a large window to the side, opening/serving hatch to the dining room and steps

down to;

Utility Room

Newly fitted, this useful utility area comprises sink unit with drainer and cupboard under and space and plumbing for washing machine and tumble dryer with worktop over. Enclosed shower in the corner.

Inner Hallway

With cupboard that houses the boiler and a shelved airing cupboard. Doors to:

Bedroom 1

A good-sized double bedroom with radiator and window overlooking the front garden. Door to large dressing room.

Bathroom

With suite comprising WC, pedestal basin and bath with electric shower over. With fully tiled walls, radiator and window to the rear.

Cloakroom

With W/C, basin with vanity cupboards under and above. Partially wood panelled walls and window to rear.

Bedroom 2

Another good-sized bedroom with radiator and double glazed window to the rear giving pleasant views out over the garden and surrounding farmland.

Bedroom3/Study

This large self-contained room makes an ideal separate guest accommodation or could be used as a home office. With windows to all sides, double doors to the garden and benefiting from the lovely views out over the rear.

Storage Room

A Large storage room accessed off the main corridor.

Outside

To the front, Cherry Trees benefits from its set-back position and is approached via an attractive front garden with large lawned area bordered by established trees and hedging. Well established beds are planted with a good variety of small trees and shrubs. There is a driveway leading to the garage with ample parking for several cars and access to the rear from either side of the property.

Rear

One of the key features of this property, is the large rear garden that benefits from its southerly aspect and commands fine views across the surrounding farmland. Side access from the front leads to a large lawn enclosed by hedging and fencing and bordered with many well-established planted beds, shrubs and small trees. With paved patio areas to the rear and on both sides of the house, there is a small greenhouse and garden shed.

EPC D

Council Tax E

Services Mains services are connected to the property.

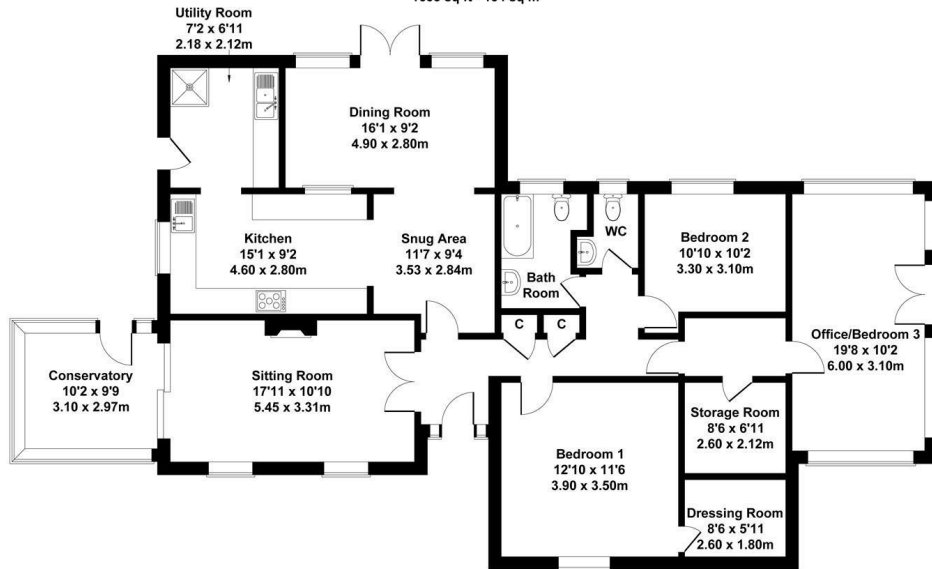
Viewings

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



Cherry Trees

Approximate Gross Internal Area
1658 sq ft - 154 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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