

SPENCE WILLARD



Clearings, Yarmouth, Isle of Wight

Without a doubt one of the most sought after of the Westhill properties is this impressive, detached bungalow in an elevated position with long range views.

VIEWING

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Clearings is an immaculate detached bungalow in an outstanding location at the end of a quiet cul-de-sac and backing on to open countryside. There are far reaching rural views from this large well landscaped plot towards the West Wight downland. The property is set in good sized beautifully planted gardens on the sought after Westhill development, with a garage and ample off street car parking. The Westhill development backs on to open field and Fort Victoria Country Park, which offers superb walks and access to a sandy beach offering wonderful views towards the New Forest National Park coastline.

The bungalow offers light and bright accommodation, and every room has exceptional views. It benefits from double glazed uPVC replacement windows, doors, soffits and barge boards, keeping maintenance to the minimum. A modern gas fired condensing boiler runs the hot water and central heating system.

The property is within five minutes driving distance of Yarmouth, with its excellent sailing facilities, shops, restaurants and mainland ferry terminal. Both the Yar Estuary and coastal footpaths are an easy walk away, as is Fort Victoria Country Park where there are viewpoints for The Solent.

Clearings faces east, perfect for sunrises and benefits from distant views on three sides. The rear elevation faces west for excellent sunsets. The property is very well presented having had a lot of upgrades over the past few years or so. It offers a light and open aspect with good views across the mature gardens with a mix of trees and shrubs. The garden is fully enclosed (dog proof) with attractive large trees. There is a garden room (6m²) and shed, both with power and a south facing terrace.

The plot size offers great potential for expansion (subject to obtaining any necessary consents). There is lapsed planning consent for garage replacement and extension on north side and the house is in good decorative order and move-in condition. There was a full re-wire 2011 and all windows and doors are double-glazed (A+ argon

filled) and there is gas fired central heating.

Study

With far reaching views of surrounding countryside. The room makes for an excellent study area with wonderful natural light. Semi-open plan to DINING AREA with full width window with door to sunny terrace, door to kitchen, and wide opening to:

Lounge

With picture window providing far reaching views to the downs. Inset electric fire is 1kW/2kW.

Kitchen

Modern, fitted with a range of wall units and base units incorporating cupboards, drawers and shelving. Built in electric oven and gas hob, and space for washing machine and fridge/freezer, ample working surface. Two inset sinks and an integrated gas hob. Door to BOOT ROOM and rear garden.

Inner Hallway with retractable ladder to large loft space. Recessed double cupboard with shelf and hanging space.

Bedroom 1

With far reaching views and large run of built in wardrobes.

Bedroom 2

Run of fitted wardrobes with shelves and hanging space. En-suite Modern WC and wash hand basin.

Bathroom

Suite comprising shower. Wash hand basin and WC.

Outside

The property occupies an elevated large plot, which widens to the rear. Whilst mainly laid to lawn, it has been beautifully and skilfully planted with a wide variety of ornamental shrubs and trees.

To the front is a lawn and a circular paved feature, a drive access leading to the front door and to the GARAGE/WORKSHOP 17'2 x 8'7 which adjoins the flank wall of the bungalow. It has an up and over door, power, light, range of storage cupboards and rear door.

The South and West facing side garden has a raised paved terrace taking full advantage of the unspoilt and far-reaching rural views. A further gravelled seating area is located in the rear garden. There is an impressive Summer House/Garden Room and shed with power.

The rear garden has beautiful views and is also laid to lawn with a paved terrace, raised flower borders, mature trees and shrubs.

Services All main services are connected. Full gas fired central heating.

Council Tax Band D

EPC Rating D.



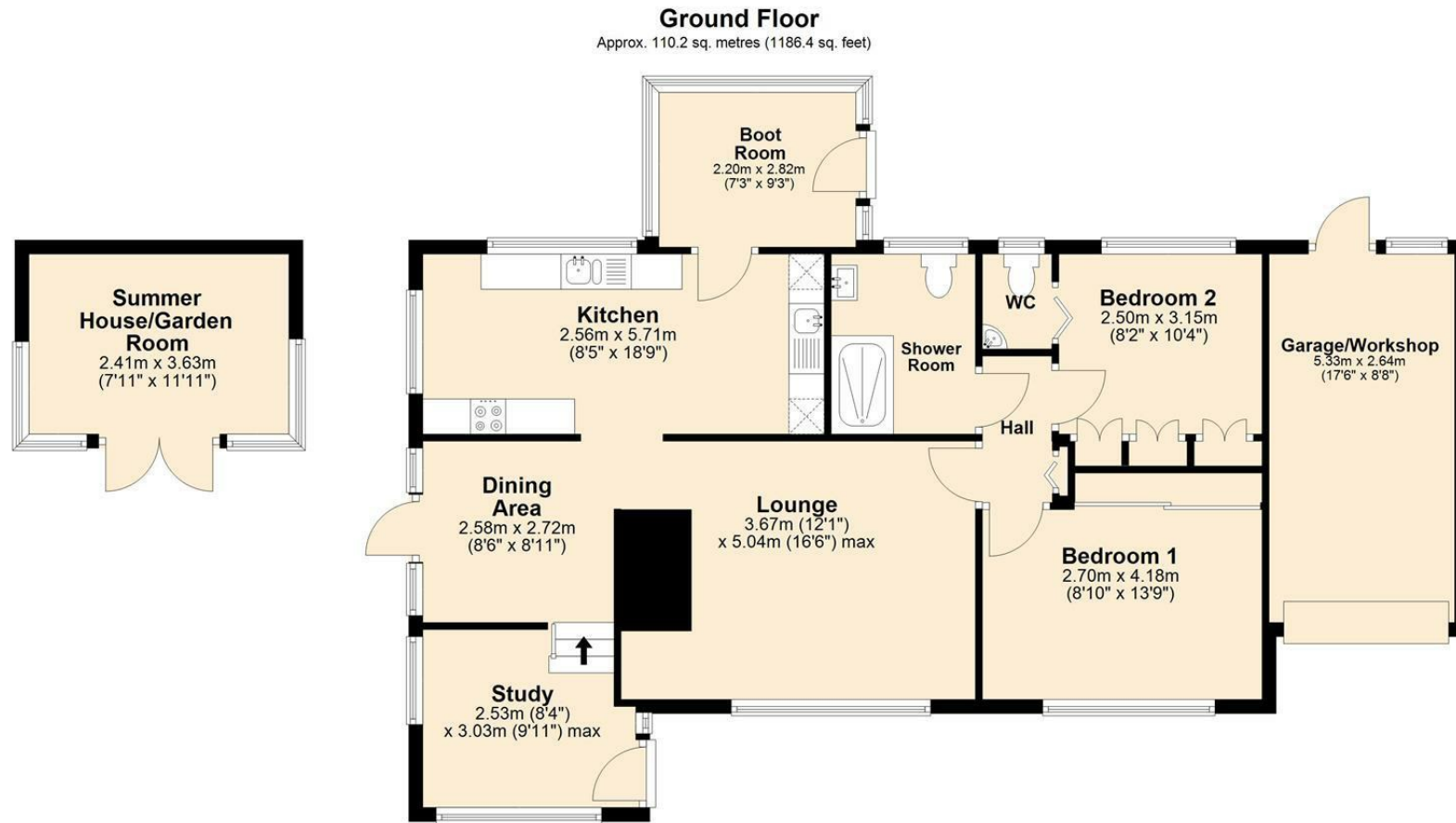


Postcode
PO41 0RX

Viewings Strictly by appointment with the agent Spence Willard.







Total area: approx. 110.2 sq. metres (1186.4 sq. feet)

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