



£435,000

LILAC COTTAGE, NORTON GREEN, FRESHWATER,
ISLE OF WIGHT, PO40 9YR

Hose
Rhodes
Dickson





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Situated in the sought after Hamlet of Norton Green is this substantial detached family home. Set only a short drive from Freshwater town offering idyllic countryside walks and a variety of town amenities.

The spacious accommodation comprises an entrance porch, two reception rooms, kitchen, side porch, conservatory, WC on the ground floor and three bedrooms and a family bathroom on the first floor.

Externally a driveway provides off road parking for several cars which leads to a detached garage. Large south east facing rear garden enjoying stunning views of the fields and countryside beyond.

ENTRANCE PORCH 5' 08" x 4' 08" (1.73m x 1.42m) Radiator. Cupboard housing gas meter. Cupboard housing consumer unit. Door into-

WC 2' 09" x 4' 08" (0.84m x 1.42m) Low flush WC. Small vanity wash hand basin with tiled splashback. Window to the side.

HALLWAY 6' 01" x 19' 11" (1.85m x 6.07m) Radiator. Two windows to the side. Stairs to the first floor with under stairs storage. Door into-

DINING ROOM 15' 05" x 10' 01" (4.7m x 3.07m) Radiator. Log burner. Window to rear. French doors to conservatory. Door into-

LIVING ROOM 11' 01" x 15' 06" (3.38m x 4.72m) A good sized room with dual aspect to front and side. Television point. Radiator. Log burner.

KITCHEN 10' 11" x 6' 09" (3.32m x 2.06m) Fitted with a range of wall and base units with work surfaces over incorporating a 1 1/4 bowl single drainer stainless steel sink with mixer tap. Tiled splashback. Space for gas oven. Space for fridge freezer. Double glazed window to rear. Door into-

CONSERVATORY 13' 08" x 8' 02" (4.17m x 2.49m) Enjoying lovely views over the rear garden to the fields beyond. Dual aspect via double glazed windows to the side and rear. Double glazed door to the rear garden. Space and plumbing for washing machine.

REAR PORCH 5' 08" x 5' 04" (1.73m x 1.63m) Triple aspect via double glazed windows to front, side and rear. Wall light point. Telephone point. Double glazed door to rear.

FIRST FLOOR Window to side. Airing cupboard housing Potterton boiler and water tank. Doors into-

BEDROOM ONE 11' 01" x 14' 09" (3.38m x 4.5m) A double room enjoying a dual aspect to the front and side. Telephone point. Two built in wardrobes. Radiator.

BEDROOM TWO 12' 05" x 9' 11" (3.78m x 3.02m) A double room enjoying a dual aspect to the side and rear. Radiator. Built in wardrobe.

BEDROOM THREE 10' 6" x 6' 0" (3.2m x 1.83m) Radiator. Window to the front.

BATHROOM 7' 05" x 9' 00" (2.26m x 2.74m) with suite comprising panelled bath, separate shower cubicle with obscured shower screen, pedestal wash basin and low flush WC. Two double glazed windows to the rear. Radiator.

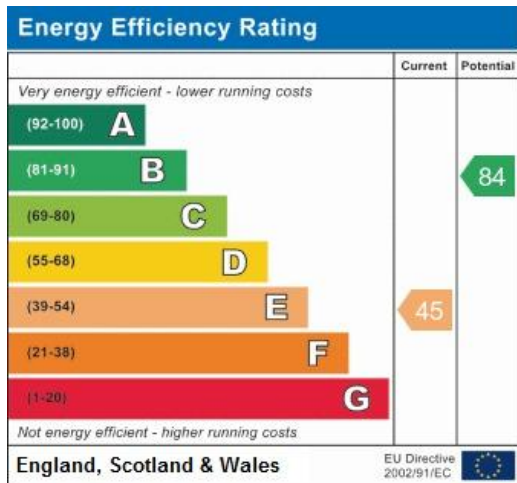
HEATING Gas central heating to a radiator system.

OUTSIDE Off road parking to the front of the property provides parking for several cars. Detached garage with up and over door, light and power and a dual aspect via windows to the side and rear and an additional door to the rear. Gravelled front garden with established shrubs and trees. Outside light. Side access to the rear garden. Paved area with a small well. Steps up to the large lawned rear garden with a summer house and a variety of mature shrubs and trees, enjoying stunning views of fields behind. Outside tap.

NB Under Section 21 of the Estate Agents Act we are required to disclose that one of the owners of this property is a director of Hose Rhodes Dickson and associated companies.

Tenure Leashold. Balance of a 999 year lease. Freeholder unknown.

Council Tax Band: D



Where to find the property

Lilac Cottage, Norton Green, Freshwater, Isle of Wight,
PO40 9RY



This plan is for illustrative purposes. 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 Newport office to arrange a viewing
01983 521144 or email newport@hrdiw.co.uk

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