



## 4 Fairfield Way, Totland Bay, PO39 0EF

£420,000

DETACHED 3 Bed bungalow with GARAGE & GARDEN! Located in a convenient position close to the amenities of Freshwater village, this charming home is well maintained, modern and benefits from spacious accommodation throughout. It's living space is cosy, yet light and airy having patio doors accessing onto the pretty terraced garden that is approximately South facing. There is little work for its new owner to undertake as the bungalow is ready to be moved into and we feel this property would make a wonderful forever home. Other benefits include a detached garage and good sized driveway for multiple vehicles. Don't miss out! Bungalows are highly sought after so call "Wright Estate Agents" to book your viewing.

Totland and Freshwater are popular West Wight villages due to their semi rural aesthetic and welcoming community. Despite being a Totland postcode, Freshwater village centre is closest to Fairfield Way and there you will find a vast host of amenities including locally run shops, businesses, eateries and cafes. There are further pubs, a health & leisure centre, dentist, salons and a vet. For those who enjoy walks there are plenty on offer, such as Tennyson's Trail where extensive views of the Island and coast line can be captured. Three of the Islands stunning beaches are also within a 3 mile radius, namely Freshwater, Totland and Colwell Bay, all popular with tourist and locals alike and are great for a swim.

## Front Door To

### Lobby

**6'05 x 4'09 (1.96m x 1.45m)**

Obscure window to front, radiator, door to:

### Hallway

Built in cupboard housing hot water tank, built in cupboard for coats and storage, radiator, doors off, access to loft: part boarded, double glazed window to side.

### Kitchen

**12'10 x 11'04 (3.91m x 3.45m)**

Double glazed window to front, external door to side, range of wall and floor mounted units with work surface over, inset stainless steel sink unit with drainer and mixer tap, space for washing machine, space for fridge, space for freezer, gas hob with extractor over, electric mid level oven & grill, breakfast bar with hatch opening to lounge over, radiator.

### Shower Room

**7'06 x 3'04 (2.29m x 1.02m)**

Obscure window to front, low level w.c, hand wash basin with vanity unit under, shower cubicle with electric shower unit, heated towel rail.

### L Shaped Living Space

**19'08 x 17'11 max (5.99m x 5.46m max)**

10'09 wide current dining space, room door to patio door // 11'05 current lounge space, internal wall to external wall.

Double glazed window to rear, double glazed window to side, double glazed sliding patio door to rear, feature fireplace, x2 radiator.

### Bathroom

**7'06 x 5'11 (2.29m x 1.80m)**

Obscure window to front, low level w.c, hand wash basin with vanity unit under, panel bath with shower attachment, heated towel rail.

### Bedroom 1

**12'00 x 10'08 (3.66m x 3.25m)**

Double glazed bay style window to front, built in wardrobe, radiator.

### Bedroom 2

**12'09 x 11'05 (3.89m x 3.48m)**

Double glazed window to rear, radiator.

### Bedroom 3

**9'07 x 8'06 (2.92m x 2.59m)**

Double glazed window to rear, radiator.

### Garden

To the front of the property is a garden laid to lawn with established pretty flower beds. There is access

to the detached garage and side access around the bungalow. A paved pathway leads towards the front door.

The rear garden benefits from a Southernly aspect and is quite the sun trap. The garden has been lovingly landscaped and maintained, with a range of mature shrubs, plants and bushes. The garden is terraced and has a raised lawn area, a further patio area, fish pond & gravel area, timber shed, and at the top most level a range of flower beds split by a paved pathway and steps circling back down to the lawn area of the garden. The outside space is a good size and presents a great opportunity for those with green fingers. The garden is enclosed by fencing.

### Parking

There is driveway parking to the front of the property for multiple vehicles.

### Garage

Up and over door, side access to front lawn.

### Services

Unconfirmed mains drains, water, electric gas and telephone line.

### Council Tax

Band - Please contact the Isle of Wight County Council for more information.

### Tenure

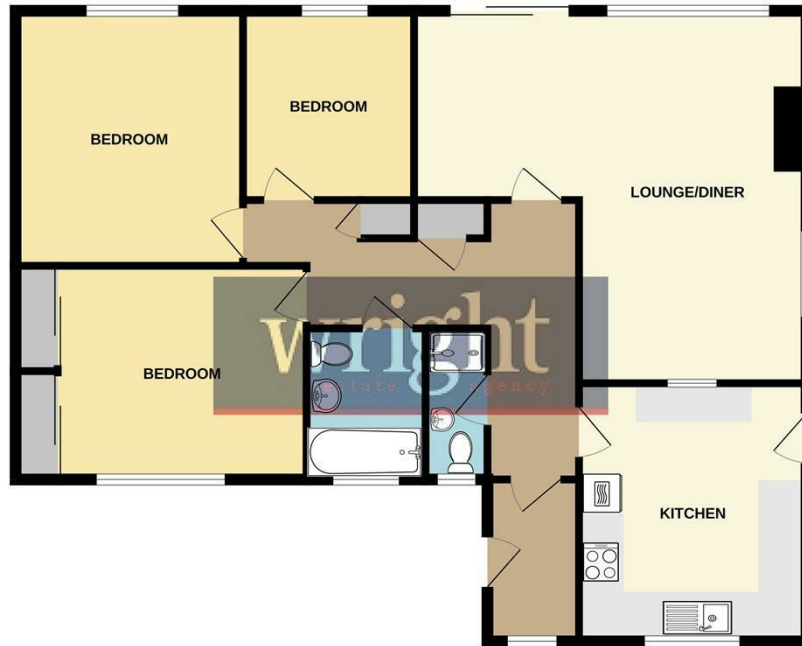
Freehold

### Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Eddisons Surveyors £50, Connells Surveyors £100, Glanvilles £200, Cherry Godfrey Insurance Services Limited; 25% of the net broker fee, mortgage procurement fee and 15% of any pure protection commission. Clear Advice Mortgages £50 plus 25% of any mortgage, life insurance or general insurance commission.

**wright**  
estate agency

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