

SPENCE WILLARD



Avondale Nettlestone, Seaview, Isle of Wight, PO34 5DZ

With plenty of natural light and stunning far reaching rural views this recently decorated family home offers plenty of accommodation, off road parking and a substantial west facing garden.

VIEWING

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A classic period semi-detached house in Nettlestone offering a beautifully presented light space with recently decorated interiors and new uPVC windows (2024) on the front elevation. There are four bedrooms, three are generous doubles and also two bathrooms and an open plan kitchen and dining area opening to the garden. With off road parking at the front, the garden at the rear stretches some 150 metres in a westerly aspect with orchard and woodland area backing on to neighbouring countryside. There are glorious views achieved from its elevated position and in all provides an excellent package for a family in this sought after convenient location.

Nettlestone is an attractive village surrounded by countryside and near to the coast on the North Eastern side. There is a Primary School and local convenience store and a short walk leads to Seagrove Bay and Seaview village, with its Yacht Club, shops and restaurants. Ryde town (approximately 3 miles) with its high-speed passenger ferry and Hovercraft services to Portsmouth and Southsea, also has a range of shops restaurants and a well-regarded private school.

Ground Floor

Entrance

Attractive timber post porch over front door with arched fan light.

Hallway

With high ceilings and original period skirting boards, dado rails, doors and architraves, this is a light filled hallway.

W.C.

With panelled walls to mid-height, wall mounted wash basin, W.C.

Sitting Room

A room of generous proportions with gas fire set within a timber mantel and iron work surround and tiled hearth. Deep bay window with new uPVC window overlooking the front aspect.

Bedroom 4

With views over the garden this is a good sized double bedroom.

Family Bathroom

Corner bath with shower attachment over, pedestal wash basin and airing cupboard housing Vaillant combination gas fired boiler. Feature wallpaper.

First Floor

Comprises three double bedrooms, all with original fireplaces and two of which have built in wardrobes. There are superb far-reaching views over the gardens and rolling countryside beyond.

Shower Room

With tiled floor and walls. W.C. with vanity unit wash basin and electric towel radiator.

Lower Ground Floor

Benefits from its own side access and is largely open plan with understairs storage cupboards and laminate floor. There is a large open plan snug / dining room with log burning stove and patio doors to the garden while the kitchen boasts a full range of under counter and wall mounted units with four ring Neff gas hob and mid-level oven. There is a stainless steel splash back behind the oven and tiled splash backs elsewhere with a quartzstone worktop. 1.5 bowl Franke stainless steel sink inset with mixer tap over and space and plumbing for a slimline dishwasher. Large larder cupboard sits under the stairs and there is a split stable door to a boot room and onto the garden.

Study / Homes Office

The study area has been arranged with electric heating and new LED ceiling lights.

Utility Room

A comprehensive range of under counter and wall mounted storage with stainless steel sink and mixer tap over and space and plumbing for washing machine and tumble dryer. W.C. pedestal wash basin and plenty of wall space for hanging coats.

Outside

The pretty front of the house has a large driveway with parking for up to three cars and a border well-stocked with Agapanthus and Sunflowers behind a dwarf wall with pillared entrance.

A wide side path leads to the rear garden which is a very special space with large, paved sun terrace and colourful flower beds providing an ideal area for outdoor dining and entertaining while overlooking the garden. There is a garden shed and brick built outbuilding for storage and a greenhouse located at the rear of the garden by the orchard. The garden extends to approx. 0.665 of an acre of lawn incorporating an expansive lower area with a further shed and vegetable patches, fruit and mature trees at the rear overlooking fields.

Services

Mains electricity, gas, water and drainage. Heating is delivered by a gas fired combination boiler located in the bathroom and delivered via radiators. The loft has recently been insulation (2024)

Tenure

The property is offered freehold.

EPC Rating

E

Council Tax

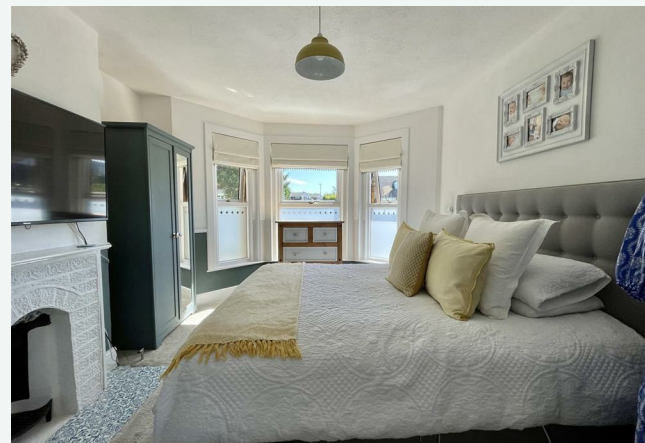
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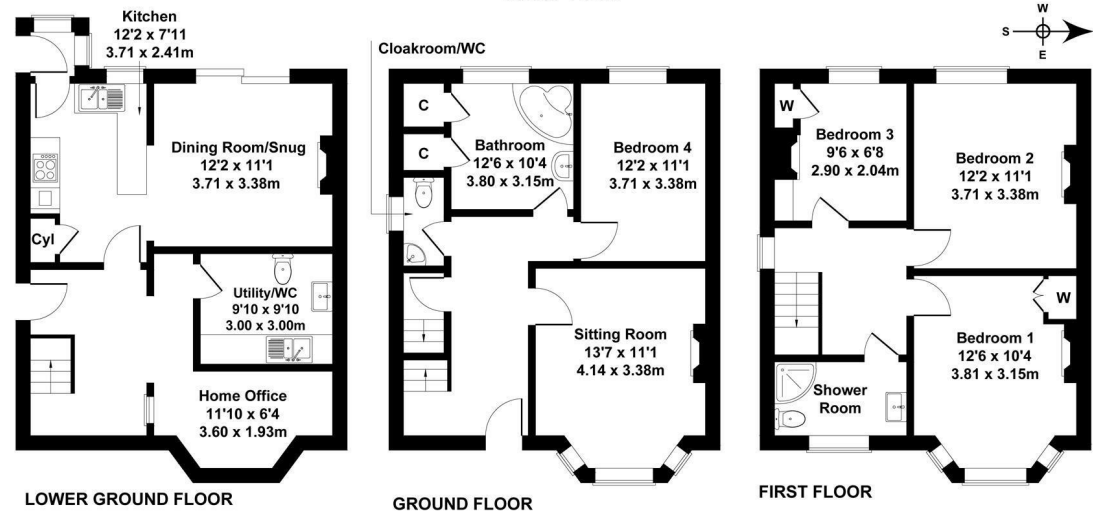
Viewings

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



Avondale

Approximate Gross Internal Area
1518 sq ft - 141 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.

Produced by Potterplans Ltd. 2023



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