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wright
estate agency



£350,000

23 Queens Close, Freshwater, Isle of Wight, PO40 9EU





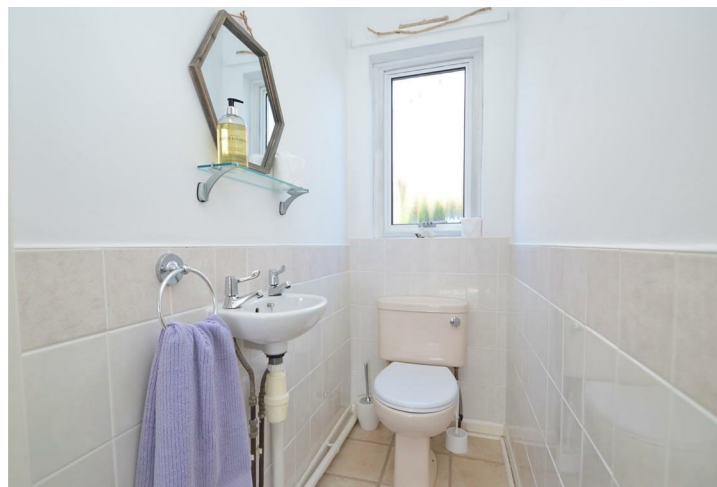
This stunning detached bungalow is a true gem nestled in a quiet cul-de-sac on the outskirts of the village. The property is well maintained and boasts cloakroom wc, two reception rooms, conservatory, two cosy bedrooms, store room/ study and bathroom/ shower room. The property offers ample space for comfortable living and entertaining, perfect for those looking for a country retreat or forever home.

One of the highlights of this property is the beautifully maintained garden, providing a tranquil outdoor space to relax and unwind. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this picturesque setting.



Convenience is key with driveway parking available for multiple vehicles and garage. The location offers a peaceful retreat yet still within easy reach of local amenities and the village centre via regular bus routes.

Freshwater is a popular West Wight village with a warm and lively community and a thriving village centre with such amenities as a health & leisure centre, primary school, vet, dentist, library, chemist and a good variety of locally run shops and eateries. The village is popular with tourists and is close to our three beautiful beaches namely Freshwater Bay, Totland Bay and Colwell Bay and the wide range of walks on offer such as Tennyson's Trail.



Porch	
Hallway	
Lounge	15'10" x 11'10"
Dining Room	11'11" x 8'10"
Kitchen	11'1" x 9'7"
Conservatory	14'3" x 11'3"
Bedroom 1	11'11" x 10'4"
Bedroom 2	11'11" x 8'10"
Store room/ Study	5'5" x 4'11"
Separate WC	8'10" x 7'6"

Outside

To the front of the property is a good sized area of garden laid to lawn and stocked with a good variety of established shrubs. There is gated side access, a driveway providing off road parking and single garage. The rear garden is enclosed mainly by fencing and landscaped with a lawned area, shrub borders and a paved patio terrace to sit and enjoy the sunny southerly aspect. There is a generous width to both sides of the property, one which leads to the gated access and the other leads into the rear of the garage.

Council Tax
Band D


Services

Unconfirmed gas, electric, telephone, mains water and drainage.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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