



The Avenue, Totland Bay, PO39 0DN

Offers In Region Of £375,000

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The Avenue, Totland Bay, PO39 0DN

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The key to a happy relationship is space, this home offers that.

Beautifully situated between Colwell Bay and Freshwater Bay, you won't get bored by a trip to the coast.

On the ground floor, the home has the kitchen, utility area and shower room, as well as 3 reception rooms. It also boasts a spare or hobby room downstairs, meaning you have the potential to create accessible and private space for a mature relative or a late-returning teen.

Upstairs has 3 good sized double bedrooms that could all be utilised as the master bedroom, family bathroom, separate WC and a landing with loft access.

Outside, the property offers off road parking at the front for at least 3 vehicles, and a good-sized rear garden with a lawn area, raised flower beds, and patio. Moving down the garden, you will find a Summer House that could be a workshop, office or a home gym.

For more information, please get in touch.





Porch

Double glazed door, stained glass door leading to the hallway.

Hallway

Doors and stairs off, radiator, under stairs alcove that could be utilised as a study area or reading nook.

Lounge

4.62m x 5.03m (15'2" x 16'6")

Double glazed window to side, feature fireplace, two radiators, double wooden doors through to a Hobby Room.





Hobby Room

4.72m x 1.37m (15'6" x 4'6")

Two double glazed windows to front.

Sitting Room

3.84m x 3.71m (12'7" x 12'2")

Double glazed bay window to side, double glazed French doors to rear, gas fire with tiled hearth and surround, radiator.

Dining Room

3.68m x 3.61m (12'1" x 11'10")

Double glazed window to side, radiator, opening to the kitchen / breakfast room.



Kitchen/Breakfast Room

3.78m x 3.68m (12'5" x 12'1")

Double glazed window to side, floor mounted units with work surfaces over, inset 1 1/2 ceramic sink unit with mixer tap and macerator, wall mounted gas combination boiler, integrated dishwasher and fridge freezer, space for Aga or Range cooker, door linking to the conveniently positioned utility room.

Utility Room

2.16m x 1.98m (7'1" x 6'6")

Double glazed window, double glazed door to garden, larder cupboard, base units with work surfaces over, plumbing for washing machine, inset stainless steel sink unit.

Shower Room

2.11m x 1.5m (6'11" x 4'11")

Through the utility room, lays a large walk-in shower cubicle with mixer unit, low level WC, hand wash basin with cupboard under, electric heater.



Landing

0m x 0m (0'0" x 0'0")

Split level, loft access, radiator, doors off.

Master Bedroom

3.84m x 3.84m (12'7" x 12'7")

Spacious master bedroom complete with double glazed bay window and window seat, radiator, ornate feature fireplace and built-in wardrobes.

Bedroom 2

3.84m x 3.73m (12'7" x 12'3")

Double glazed window to rear, built in triple wardrobe and built-in recessed cupboard, radiator.





Bedroom 3

3.78m x 3.71m (12'5" x 12'2")

Double glazed window to rear, built in recessed cupboard, loft access, radiator.

Bedroom 4

2.69m x 1.85m (8'10" x 6'1")

Double glazed obscure window to front, radiator.

Separate Wc

1.75m x 0.89m (5'9" x 2'11")



Outside

Outside

The enclosed garden is partially laid to lawn with patio and gravelled areas, mature plants and shrubbery, a sizable, raised flower bed and pond. A gravel and slab path leads to the bottom of the garden, with an enclosed gravelled area, allowing for extra privacy and separation from the summer house. Gated side access leading to the front of the house, outside lighting and an outside water tap.



Summer House

5.23m x 3.25m (17'2" x 10'8")

Double glazed French doors, double glazed windows, power and lighting.





1ST FLOOR