



Worsley Road
Godshill
£330,000



A beautiful and well appointed family home, located in a quiet residential cul de sac within the semi rural village of Godshill. Just footsteps from countryside walks, traditional English pubs and dining - and super convenient for the local primary school. The property has 3 bedrooms, large open plan receptions and wonderful orangery dining space. Off street parking, single garage and a sunny aspect rear garden.



3 Bedroom Semi Detached House

Entrance

An extended porch and entrance hall provide a spacious welcome to the property - lots of room for coats and boots etc.

Sitting Room 14' 4" x 12' 2" (4.36m x 3.7m)

A bright front aspect reception with picture window, inset long burner and under stairs storage.

Kitchen 17' 3" x 8' 4" (5.26m x 2.53m)

Arranged to provide plenty of counter top space and breakfast bar - the kitchen has plenty of modern floor and wall mounted storage units and includes integrated, 5 ring gas hob, electric cooker, microwave, fridge/freezer and dishwasher. Open-plan to...

Orangery - Dining Area 11' 10" x 8' 6" (3.6m x 2.6m)

An additional space for dining or extra reception - with large French style doors onto the garden. Glazed roof. Plenty of room for a family dining table and chairs.

First Floor Landing

Side aspect window. Hall cupboard. Loft access.

Bedroom 1 12' 0" x 10' 10" (3.66m x 3.3m)

A large front aspect double bedroom.

Bedroom 2 11' 2" x 9' 10" (3.4m x 3.0m)

A rear aspect double bedroom - overlooking the garden.

Bedroom 3 7' 3" x 6' 6" (2.2m x 1.99m)

Front aspect bedroom.

Bathroom

Arranged with a modern white suite - to include L-shape bath, screen and shower over, w/c and basin.

Loft

Accessed via a pull down ladder on the landing - currently used as home office. Power and lighting. Velux style windows.

Utility 12' 10" x 6' 7" (3.9m x 2.0m) max

Timber built space - Lighting and power. Ideal additional storage area and room for laundry.

Garage 16' 5" x 8' 2" (5.0m x 2.5m)

A single garage with up and over door - power and lighting.

Outside

The property is set back from the street and has a lawn front garden and gravel drive with space currently for 2 vehicles - access to the garage. gate into the rear garden. Storage area for bins etc. The rear garden is arranged to provide a deck area out from the house, steps down to a lawn and then covered bbq space or hot tub. The garden has a South/West aspect.



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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Lancasters Estate Agents

65 High Street | Cowes | Isle of Wight | PO31 7RL

01983 209020 Homes@Lancasters.org

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