

SPENCE WILLARD



29 Fishbourne Lane, Fishbourne, Nr Ryde, Isle of Wight

Beautifully refurbished 4/5 bedroom family home with space to incorporate a ground floor self-contained annex

VIEWING:

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Over the past two years the property has gone through an extensive refurbishment programme to include an elegant new open plan kitchen/diner finished with high quality fittings, such as AEG and Zanussi appliances. Hard wearing wood style laminate flooring throughout the ground floor with quarry tiled flooring in the utility room. New stylish fitted bathrooms to include a master ensuite and family bathroom. The property is immaculately presented throughout with the option of further configuration to include a self-contained ground floor annexe.

Large secure west facing secluded garden with spacious patio and decked area. Ample off-road parking for six plus cars. The property benefits from double glazing throughout and gas fired combination boiler.

The nearby ferry terminal with frequent services to Portsmouth is within easy walking distance as is the Royal Victoria Yacht Club and the Fishbourne Inn. Wootton Creek provides mooring facilities and access to the world-renowned waters of the Solent with regular sailing events and attractive anchorages such as Osborne Bay. A wider range of facilities including shops and restaurants are available in nearby Wootton Bridge and Ryde, whilst there are great coastal walks and cycle rides accessible from the property including to nearby Quarr Abbey.

ACCOMMODATION

PORCH Space for coats and boot storage

ENTRANCE HALLWAY Spacious, well-lit hallway with access to all the principal reception rooms, Understairs storage cupboard

OPEN PLAN KITCHEN/DINER WITH ADDITIONAL SNUG Stunning family space with modern fitted kitchen and breakfast bar. Ample floor and wall storage cabinets with elegant granite work surfaces.



Built in appliances to include large separate fridge and freezer, built in AEG double oven, 5 ring induction hob and overhead extractor fan and Zanussi dishwasher.

Separate seating area overlooking the west facing garden with bi-folding doors out onto the patio. Dining table, comfortably seating 6 to 8 people. Snug area with additional seating for entertaining.

UTILITY/LAUNDRY ROOM Large extensive utility room with a variety of floor and wall mounted storage units, additional fitted fridge and freezer and plumbing for washing machine. Downstairs WC with wash hand basin and access to the rear garden. This space has great potential for further redevelopment as a self-contained unit along with the separate study.

STUDY East facing reception room looking over the front driveway and garden. Has the potential to be used as bedroom 5 (double) if the need arises.

SITTING ROOM Beautifully presented with views over the garden. Built in log burner. Patio doors out onto the garden patio and decked area.

FIRST FLOOR ACCOMMODATION

LANDING Spacious landing with ample natural light via Velux window. Large walk-in storage and airing cupboard.

MASTER BEDROOM Stylish large dual aspect double bedroom. Built in wardrobes with ample hanging space. Through to master ensuite shower room, heated towel rail, wash hand basin and WC.

BEDROOM TWO Good size double bedroom with ample space for free standing or fitted wardrobes. Views over the garden



BEDROOM THREE Good size double bedroom with ample space for free standing or fitted wardrobes. Additional eves storage.

BEDROOM FOUR Good size single bedroom with space for free standing wardrobes

FAMILY BATHROOM Elegant rolled top bath with separate walk-in shower. Part tiled throughout. Ample eves storage. Heated towel rail, wash hand basin and WC.

OUTSIDE

PARKING Large, gravelled driveway secluded by an extensive brick wall. Ample off-road parking for 6 plus cars. Side gated access to the rear garden

GARDENS Good size family garden, fully secure and secluded. Ample decked and patio seating areas. Large garden shed. The garden is predominately laid to lawn with a mixture of mature hedging and trees.

SERVICES Mains water, electricity, gas and drainage. Gas fired central heating.

EPC Rating C

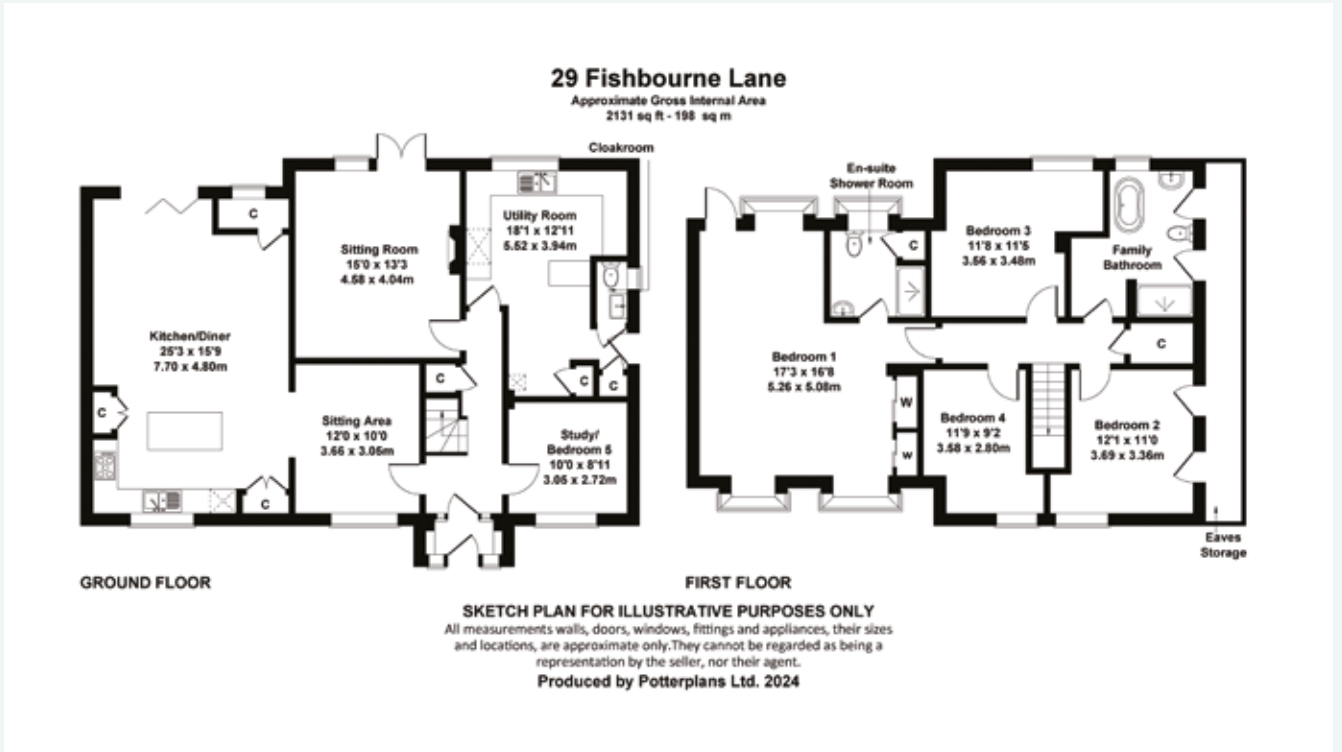
COUNCIL TAX Band E

TENURE Freehold

POSTCODE PO33 4EZ

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





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