

SPENCE WILLARD



117 Castle Road, Carisbrooke, Isle of Wight

A spacious and characterful family home benefitting from a recent single storey extension creating a large open plan kitchen living area. A great overall package with off road parking, garage and low-maintenance garden

VIEWING:

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This fine period house provides extensive accommodation over three floors with the majority of rooms being light and spacious, with good ceiling heights and many original features. The superb family home has been extended by the current owners to provide an impressive open-plan kitchen living dining area opening to the enclosed rear garden, ideal for modern family living. To the front of the property there is ample parking, garage and Electric Vehicle Charging Point.

The house is situated in a highly convenient location with shops, restaurants and schools being within easy walking distance, whilst there is also easy access to excellent walks and bike rides through the surrounding countryside, including nearby Carisbrooke Castle.

**ACCOMMODATION
GROUND FLOOR**

A wide part glazed door with fanlight over opens to **ENTRANCE LOBBY** with attractive tiled flooring and glazed door to **ENTRANCE HALL** with staircase to upper floors and understairs storage cupboards.

SITTING ROOM A light and spacious room with bay window and ornate carved fireplace surround housing wood burning stove. Formerly two rooms, there is a large opening making for a versatile living space, with the rear currently used as a reading area with tall shelving and space for further seating.

OPEN PLAN KITCHEN DINING LIVING ROOM This impressive space is ideal for modern family living laid throughout with Ted Todd herringbone flooring and comprising kitchen area, fitted with extensive units with integral appliances to include Bosch Fridge, Bosch Freezer and two Neff single ovens. There is an expansive island incorporating a breakfast bar as well as integrated Neff dishwasher, Neff induction hob with downdraft extraction and Neff microwave.



White granite worksurfaces are fitted providing extensive preparation space, and include an undermounted sink with Pronteau instant hot water tap. There is a bar area providing further cupboards, preparation space and a wine cooler. The adjacent, dual aspect dining and seating areas are spacious and enjoy further natural light from the roof lights. A large central fireplace makes for a focal point, housing a modern gas fire with space for a wall-mounted television above. French doors open to the rear garden.

UTILITY ROOM With a large picture window overlooking the garden, and space and plumbing for both a washing machine and dryer.

WC With wash basin set on vanity unit.

FIRST FLOOR LANDING

BEDROOM 1 A large double bedroom with two large windows making for a light and spacious room. A door opens to the top of the secondary staircase and across to:

BATHROOM EN-SUITE Overlooking the rear garden, this attractive bathroom has been recently fitted, with freestanding bath with mixer tap and shower attachment, separate shower cubicle, wash basin set in wall-mounted vanity unit, heated towel rail and WC.

BEDROOM 2 A beautifully proportioned bedroom with a bay window to the front elevation.

BATHROOM A roll top bath, large wash basin and heated towel rail.

SEPARATE WC With wash hand basin.

BEDROOM 3 An attractive double bedroom with striped floorboards and a large window overlooking the rear garden.

SECOND FLOOR

LANDING With large built-in cupboard.

BEDROOM 4 A generous, dual aspect double bedroom with sloped ceiling.

BEDROOM 5 A further double bedroom with Velux window with outlook to the rear and an attractive period fireplace. Built in cupboards and painted wooden flooring.





OUTSIDE

To the front of the property is a large block paved driveway providing parking for numerous cars and with an **ELECTRIC VEHICLE CHARGING POINT** to the side of the house and access to a **GARAGE**, served by power. The rear garden is enclosed by brick walling and comprises two levels, the lower level is laid with slate chippings, extending from the open-plan kitchen area it is an ideal space for seating and dining. Wooden sleepers and steps retain the upper area, which is laid with artificial lawn and has well-stocked borders. At the far end of the garden is an attractive **TIMBER SUMMERHOUSE** with French doors overlooking the garden and a gate leads on to the adjacent allotments.

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

EPC Rating C

TENURE Freehold

COUNCIL TAX Band E

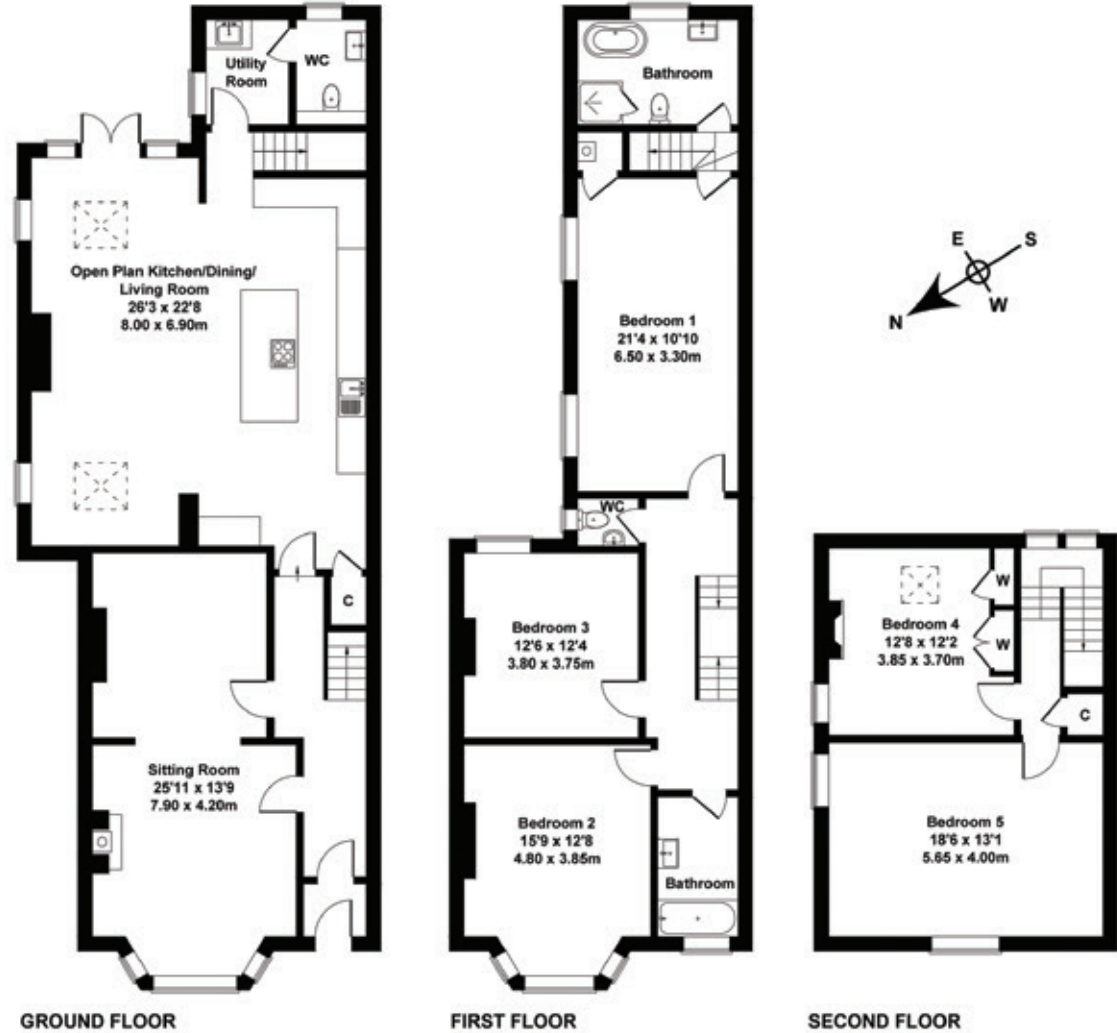
POSTCODE PO30 1DP

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



117 Castle Road

Approximate Gross Internal Area
2583 sq ft - 240 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.

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