

SPENCE WILLARD



52 Albert Road, Gurnard, Isle of Wight

A surprisingly spacious family home in this popular coastal village with four double bedrooms, south facing rear garden and off-road parking

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52 Albert Road

Situated on a delightful residential road in Gurnard, this detached home provides spacious accommodation with many rooms being multi-functional to fit the needs of any future owner.

The property is a short walk to Gurnard Beach with adjacent Green, thriving sailing club and Pub enjoying views of the Western Solent and glorious sunsets. In the other direction from the property, also a short walk away, is a further pub, local convenience shop and café.

Nearby Cowes is internationally renowned for its sailing and provides a wider range of shops and restaurants as well as frequent, high speed ferry services to Southampton with onward connections to London. Cowes is also home to the well-regarded Gurnard Primary School and Cowes Enterprise Academy, both with 'Good' Ofsted ratings.

Accommodation

Front door with glazed side panel opens to an Entrance Porch with tiled flooring and providing space for coats and shoes. Sliding UPVC glazed door opens to:

Entrance Hall

A good-sized entrance with stairs to the First Floor and understairs storage cupboard.

Cloakroom

With wash basin and WC.

Kitchen

Extensively fitted with a range of units with metro tiled splashback and granite worksurface with undermount 1½

bowl stainless steel sink. There is ample space for appliances, including space and plumbing for American fridge freezer, washing machine and dishwasher, as well as space for a range cooker with extractor above. With an opening to the dining area, as well as French doors to the south facing terrace.

Sitting Room

A light and spacious room with fireplace with wood burning stove set on a slate hearth. Open to, and with step down to:

Dining Room

A sociable space with further opening to the Kitchen, and also sliding glazed doors to the terrace and south facing garden beyond.

Snug

A further reception room with sliding glazed doors to the conservatory.

Conservatory

Beautifully light south facing space with hard flooring and outlook over the rear garden.

Study/Bedroom 4

This multi-functional room has four steps down from the snug. Overlooking the front of the property, it is currently used as a music room but could serve as a further reception room or bedroom to suit.

First Floor

Landing

With window and hatch access to loft space.

Bedroom 1

An expansive double bedroom with built-in wardrobes and southerly outlook over Gurnard and to the countryside beyond. Opening to:

Shower Room En-Suite

With walk-in shower cubicle, hand basin set on vanity unit with drawers beneath and storage cupboard to the side, WC and heated towel rail. A sliding door opens to:

Office/Nursery

Overlooking the rear garden and with far-reaching countryside views. Currently enjoyed as an office space but





could be utilised as a dressing room, office or nursery depending on requirements.

Bedroom 2

Large double bedroom with outlook over the attractive rear garden.

Bedroom 3

A further spacious double bedroom overlooking the front of the property with glimpses of the Western Solent. There is an adjoining area, which works well as a living space to the bedroom.

Family Bathroom

Recently installed bathroom suite comprising bath with shower over and glazed screen, wash basin and WC.

Outside

Situated on a popular residential road in Gurnard, the property has a driveway providing off-road parking for two cars. There is gated side access to the enclosed rear south-facing garden, which has a large, paved terrace providing ample space for seating and dining areas, leading from the kitchen, dining room and conservatory. Beyond which there is a garden mainly laid to lawn bordered by attractive flowerbeds edged with sleepers including various mature shrubs, grasses and trees.

There are two further paved seating areas to make the most of the sunshine throughout the day and in to the evening, as well as a Garden Shed and Wood Store.

Services

Mains water, electricity, drainage and gas. Gas fired central heating. Electric underfloor heating to the kitchen and dining area.

Council Tax Band F

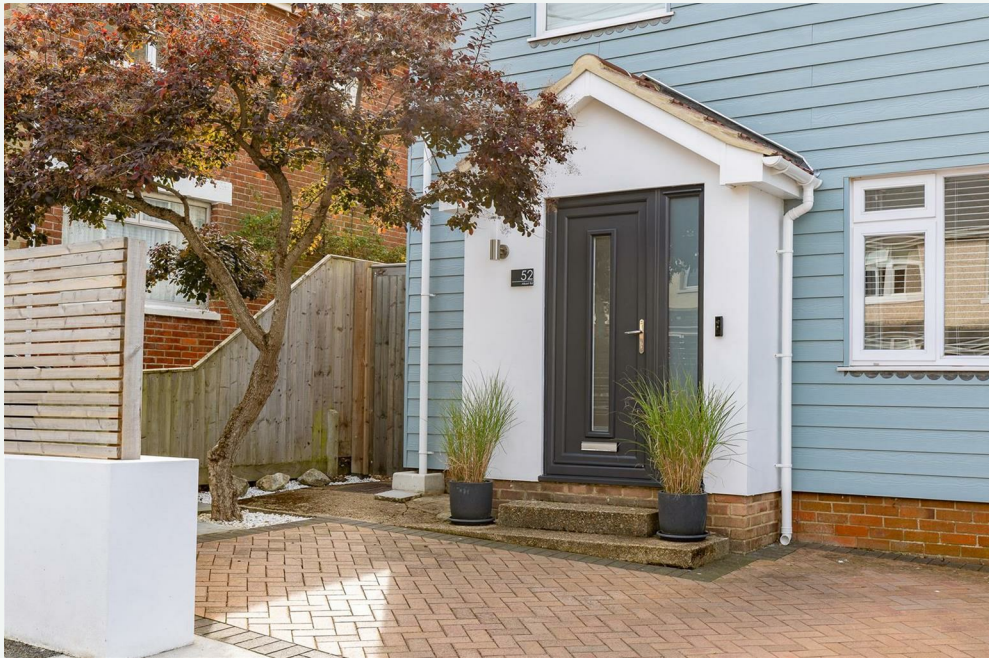
Tenure Freehold

EPC Rating C

Postcode PO31 8JU

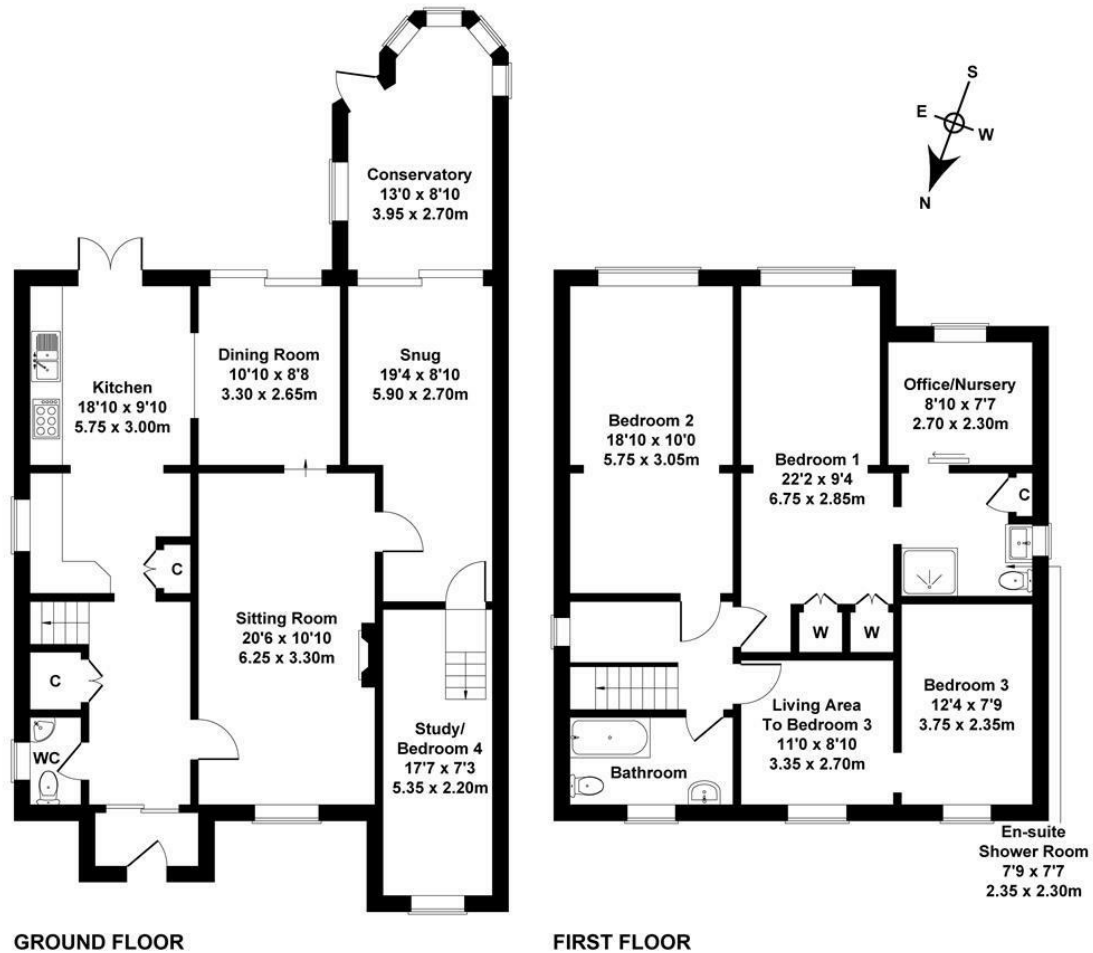
Viewings All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





52 Albert Road

Approximate Gross Internal Area
1959 sq ft - 182 sq m



GROUND FLOOR

FIRST FLOOR

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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