

SPENCE WILLARD



96, Clatterford Road, Carisbrooke, Isle of Wight



# *Spacious 3 bedroom/2 bathrooms chalet bungalow. Recently renovated and remodeled throughout with a spectacular designer garden and stunning views of Carisbrooke Castle*

## VIEWING

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An extremely well presented three bedroom detached chalet style bungalow located on the highly popular and sought after Clatterford Road. Over the past few years, the property and garden has been completely renovated and modified throughout creating a stylish living space for the family. Beautifully designed garden taking in local rural countryside including unrestricted views of Carisbrooke Castle dating from the 12th century with its most renowned resident being King Charles I.

The property is situated on the southern fringes of Carisbrooke, excellent walks can be enjoyed throughout the surrounding countryside, including the Bowcombe Valley and around Carisbrooke Castle. Local shops, a pub and restaurant are within walking distance whilst the further amenities of Newport, the Island's capital are easily accessible. Excellent local road and bus route links into Newport and around the rest of the Island

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Spacious entrance hall leading to all principal reception rooms. Understairs storage and coats and boots storage.

#### Kitchen/Dining Room

Stylish modern kitchen with a range of base and wall units with integral eye level double oven and induction hob with extractor over. Integrated fridge and separate freezer. Stainless steel 1 ½ sink set in to worksurfaces. The room extends to a pair of French doors opening to the patio and garden. Ample space for table and 4 chairs.

#### Utility Area

Sufficient space and plumbing for washing machine, tumble dryer and additional freestanding fridge/freezer.

### Sitting Room

A good, proportioned reception room with built in TV, sound system and shelving. Southeast facing views over the front of the property and Carisbrooke Castle.

### Bedroom 2

A double bedroom with views out towards Carisbrooke Castle. Ample space for freestanding or fitted wardrobes.

### Bedroom 3

A good size double bedroom with views over the garden. Space for freestanding or fitted wardrobes.

### Shower Room

Decorative panelling throughout with large walk in shower with glass panels, wash hand basin sat on vanity unit with storage. Heated towel rail and mirrored wall mounted cabinet.

### First Floor

#### Bedroom 1

Large spacious dual aspect double bedroom with galleried landing, ample eves storage and free stranding units. Stunning rural views taking in Carisbrooke Castle.

#### Ensuite shower room

Walk in shower, wash hand basin with mirrored wall cabinet above and WC.

### Outside

Large Bloc paved driveway, ample parking for 4 cars. Side gated access. Beautifully designed low maintenance tiered garden with built in lights and power connections. A wonderful space for family entertainment and "al fresco" dining with large patio area, ample seating and sun lounges. Steps with built in lighting leads you to the upper garden with further seating areas and stunning countryside views taking in Carisbrooke Castle. Large built in storage shed.

### Services

Mains water, electricity, drainage and gas.

### EPC Rating D

### Miscellaneous

The TV system and wardrobes in bedroom 1 are open to negotiation.

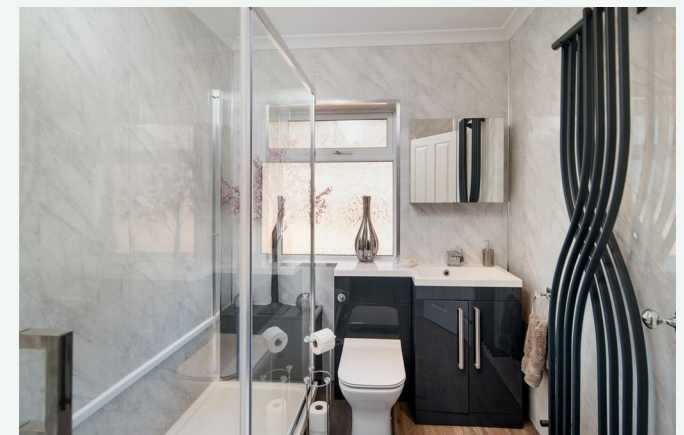
### Tenure

Freehold

Post Code PO30 1NZ

### Viewings

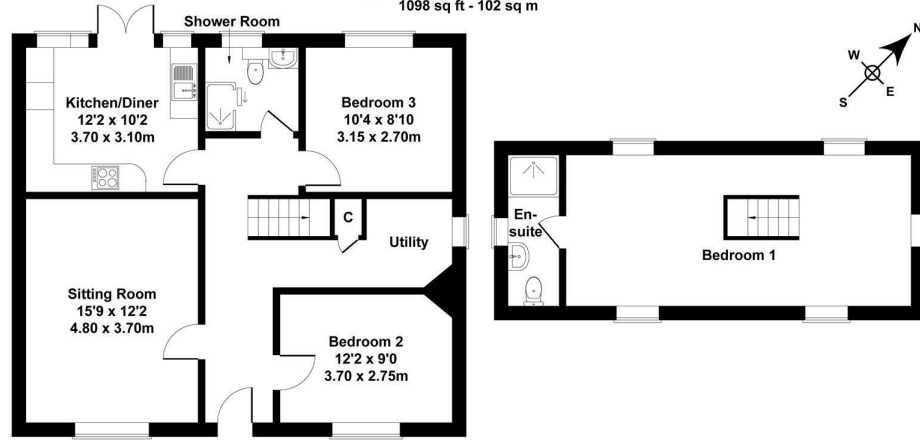
Strictly by prior arrangement with the sole selling agents Spence Willard





## 96, Clatterford Road Carisbrooke, Isle of Wight, PO30 1NZ

Approximate Gross Internal Area  
1098 sq ft - 102 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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