

SPENCE WILLARD



5 Purdy Road, Carisbrooke, Isle of Wight

Centrally located, extended three bedroom bungalow with low maintenance garden, ample off road parking and detached garage

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



5 Purdy Road

Conveniently located in Carisbrooke only a short walk to the town centres of Newport, Purdy Road is a popular residential area with a variety of local amenities, excellent transport links and highly recommended schools. The property has been extended during previous ownership, creating a large open plan sitting room plus dining area and separate study/office.

The bungalows accommodation consists of a large kitchen with breakfast bar, lean-to conservatory currently used as a utility room, open plan sitting room/dining area, study, three good size bedrooms, bathroom with overhead shower and separate WC.

There is a low maintenance front garden with driveway parking and detached single garage. Enclosed south east facing rear garden, predominantly laid to lawn with a patio area.

ACCOMMODATION

ENTRANCE HALL Spacious entrance hall with access to all rooms. Two good size built in storage cupboards, hatch access to loft.

KITCHEN Good size kitchen with breakfast bar, wall and base units with worksurfaces over including inset sink and drainer, 4-ring electric hob, built in high level oven and grill. Space and plumbing for washing machine and ample space for freestanding fridge freezer. Through to:

CONSERVATORY Lean-to conservatory with access out onto the garden.

OPEN-PLAN LIVING & DINING ROOM Spacious dual aspect room with southeast facing sliding doors opening to the enclosed garden. Ornamental fireplace surround.

STUDY Ample room for office furniture and free standing storage units. Views out over the garden.

BEDROOM 1 A decent size double bedroom with ample room for freestanding wardrobes. Views over the rear garden.

BEDROOM 2 Double bedroom with room for freestanding wardrobes. Views over the front minimal maintenance garden.

BEDROOM 3 Small double with room for a single free standing wardrobe, views out over the rear garden.

BATHROOM Fully tiled bathroom, with bath and overhead shower, wash hand basin and heater.

SEPARATE WC

OUTSIDE The property benefits from a lovely south east facing garden, mainly laid to lawn with a variety of mature shrubs and bushes. Patio area and garden summer house. Side gated access on both sides of the property. Charming low maintenance front garden.

GARAGE Detached garage with light and power. Up & over garage door.

POST CODE PO30 5SU

COUNCIL TAX Band D

SERVICES Mains electricity, water, and drainage.

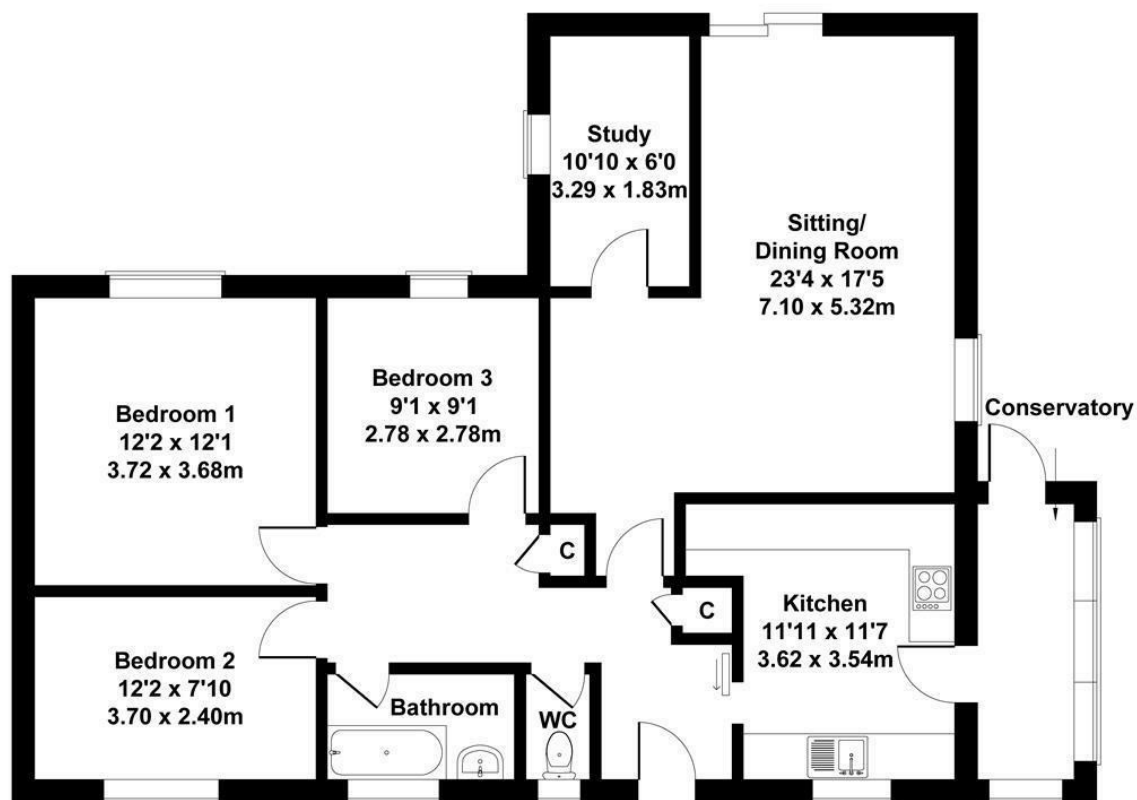
EPC Rating E

VIEWINGS Strictly by prior appointment with the sole selling agents, Spence Willard.



5 Purdy Road Carisbrooke

Approximate Gross Internal Area
1087 sq ft - 101 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.

Produced by Potterplans Ltd. 2024

SPENCEWILLARD.CO.UK

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.