



PRETORIA VILLA
FRESHWATER, ISLE OF WIGHT

GUIDE PRICE
£310,000

spence
willard

PRETORIA VILLA

UPPER PRINCES ROAD

FRESHWATER

ISLE OF WIGHT

PO40 9EE

A WELL PRESENTED AND SPACIOUS, THREE DOUBLE BEDROOMED, SEMI DETACHED CHARACTER VICTORIAN HOUSE WITH AN ATTRACTIVE, WELL STOCKED REAR GARDEN CONVENIENTLY SITUATED CLOSE TO THE VILLAGE CENTRE.

The house has been very well maintained over the years and offers large bright rooms throughout. The ground floor enjoys exposed wooden floorboards and character features. Entering under a rather unusual, semi circular door canopy through to a spacious hallway with cloakroom off. The living room to the front enjoys a deep bay window and an original feature fireplace whilst the dining room benefits from a stylish, Oak framed fireplace housing a multi fuel stove and French doors to a side patio. The beautifully crafted kitchen has been tastefully fitted with wooden cabinets and solid wood work surfaces surrounding the modern Range style cooker. A very practical utility room connects from the kitchen to the rear garden creating an ideal boot room. Upstairs there are three generous double bedrooms, a family bathroom and an en suite shower room.

The property is within a short walk of Freshwater village centre with its range of shops, services and amenities, and within a ten minute drive is the harbour town of Yarmouth, with its mainland ferry terminal and excellent sailing facilities. In the local area there are several popular beaches together a good network of footpaths and bridleways giving access to miles of stunning downland and coastal scenery.

ENTRANCE HALL A welcoming hallway with wide staircase.

CLOAKROOM An elegant cloakroom fitted with WC and pedestal wash basin. Wall mounted gas central heating boiler.

LIVING ROOM 13' 11" x 11' 10" plus bay (4.255m x 3.619m) A characterful room with picture rail and attractive feature fireplace.

DINING ROOM 13' 11" x 12' 10" (4.251m x 3.924m) The large oak fireplace fitted with log burning stove is a true focal point to the room with cupboards and shelves built into the recess. The room benefits from an ample walk in, under stairs cupboard.

KITCHEN/BREAKFAST ROOM 13' 10" x 9' 10" (4.235m x 3.011m) Surrounding the range style cooker with gas hob and double electric ovens are matching floor and wall mounted cupboards with solid wood work surface featuring 1½ undemount sinks.

UTILITY ROOM 10' 2" x 5' 4" (3.120m x 1.648m) Fitted with a variety of cupboards and shelves with work surface incorporating a stainless steel sink and plumbing for a washing machine under.

FIRST FLOOR

BEDROOM 1 13' 11" x 10' 8" plus bay (4.252m x 3.266m) A generous double bedroom with deep bay window **EN SUITE** Fitted with a corner shower cubicle, WC, pedestal wash basin and heated towel rail.





BEDROOM 2 10' 8" x 9' 3" (3.254m x 2.835m) A pleasant double bedroom with full height, fitted wardrobes.

BEDROOM 3 13' 11" x 8' 10" (4.242m x 2.693m) A spacious double bedroom with full height fitted wardrobe and shelved cupboard.

FAMILY BATHROOM 9' 8" x 6' 6" (2.947m x 1.994m) Fitted with a white suite comprising of a bath with shower over and bi fold screen, WC, pedestal wash basin and heated towel rail.

OUTSIDE The low maintenance front garden is laid to gravel and is enclosed by wrought iron railings and gate with a gravel driveway. To the side is a paved patio area and gated access to the pretty rear garden which is mainly laid to lawn with mature flower beds. Nestled behind a screen adorned with climbing roses is a superb workshop/hobby room 13' 7" x 9' 11" (4.146m x 3.048m) with power and light, a timber shed and a modest vegetable patch.

COUNCIL TAX BAND - D

EPC RATING - D



VIEWINGS All viewings will be strictly by prior appointment with the selling agent Spence Willard.



GROUND FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 603 SQ.FT.
(56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1266 SQ.FT. (117.6 SQ.M.)

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