

SPENCE WILLARD



6 Simmonds Close, Freshwater, PO40 9RF

A detached and extended three bedroom bungalow with sunroom and garage conversion in a cul-de-sac location with parking.

VIEWING

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DESCRIPTION

A detached three bedroomed bungalow with sun room extension and garage conversion completed in recent times. On entering via front porch you step into a generous living room with room for table and chairs if desired. From here you can access all other rooms including a kitchen, a conservatory/sunroom, plus three bedrooms and a shower room. Moving outside the garage has been converted and benefits from having a shower room and office/hobby room space. Moving outside there is raised decking overlooking mature rear gardens including shrubs and planted areas plus a Lushington summerhouse/hobby room and a Lushington shed.

LOCATION

Simmonds Close is accessed from Selwood Road and is a small cul-de-sac with a handful of houses and bungalows built in the 1980's The seafront at Freshwater Bay is a short stroll away as is Tennyson Downs with some of the most breathtaking sea and countryside views on the Island. There is a local shop and cafe with the main village shopping centre in Freshwater a 15 minute walk away or a couple of minutes by car. There is a local bus route a couple of minutes walk away on Victoria Road and the nearest Ferry to and from Lymington on mainland is a 5-6 minute drive at Yarmouth with regular crossings all year round.

PORCH

1.344 x 1.060 (4'4" x 3'5")

Door from front path into porch and internal door into:

LIVING ROOM

5.13m x 3.76m plus open bay (16'9" x 12'4" plus open bay)

A generous living space with open box bay window to front aspect and fireplace with inset gas fire. Doors off to:

KITCHEN

4.244 x 2.198 (13'11" x 7'2")

A galley style kitchen with ample worksurfaces including inset sink and drainer plus and a good range of wall and floor mounted units. There is space for a freestanding cooker which is included plus integral washing machine, dishwasher, fridge and freezer. There is a window overlooking rear garden and an external door to outside decked area and internal door to:

SUN ROOM/CONSERVATORY

5.035 x 3.006 (16'6" x 9'10")

An ideal space to relax providing access to and from the kitchen and external door to raised decking area. The room further benefits from having power, light and heating, so can be used all year round.

INNER LOBBY

Internal doors providing access from living room to bedrooms and shower room.

BEDROOM ONE

3.990 x 2.794 (13'1" x 9'1")

A double room with window overlooking rear garden and built-in triple wardrobes.

BEDROOM TWO

3.200 x 2.200 plus door recess (10'5" x 7'2" plus door recess)

A small double/large single room with window overlooking front garden.

BEDROOM THREE

2.193 x 2.087 (7'2" x 6'10")

A single room with window to front.

SHOWER ROOM

2.794 x 1.894 max (9'1" x 6'2" max)

A family shower room comprising a curved corner shower enclosure, a wash hand basin and WC. There is also an airing cupboard and obscure window to the rear.

GARAGE CONVERSION

4.345 x 2.546 (14'3" x 8'4")

Converted in 2020, the old garage can be used as living accommodation, an office, hobby room etc. There is a shower suite and loft access, plus window to front.



**OUTSIDE**

To the front there is off-road parking and a small front garden with steps leading to main entrance. There is access down the side of the bungalow via wood gate which leads to rear garden. The garden is mostly laid to lawn with raised wooden decking, some patio areas, mature planting and a Lushington Summerhouse/Office/Hobby Room with power and light, a separate Lushington shed with another storage shed. behind it. There is also an outside tap plus some external power sockets.

TENURE

Freehold

COUNCIL TAX BAND

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EPC RATING

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VIEWING

Strictly by appointment only via Spence Willard Estate Agents.





6 Simmonds Close



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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