

# SPENCE WILLARD



Plot 33 Summers Court, Freshwater, Isle of Wight

*A 'Brand New' three bedroom detached bungalow set in a good sized plot in this sought after cul-de-sac location on the semi-rural outskirts of the village.*

VIEWING

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Built by the well regarded 'Southern Households Limited' and ready for occupation, this property is one of just a few detached properties left to build in Summers Court. The accommodation is bright and airy and enjoys a sunny southerly aspect to the rear. The well finished accommodation is complimented by the modern oak veneered internal doors and features a generous kitchen/dining room with integrated appliances and double doors leading through to a good sized living room to the rear. There are three double bedrooms, one with an en suite shower room as well as a smart modern family bathroom. Being a newly constructed property, there is the benefit of high levels of insulation throughout, double glazed window and external doors and a gas central heating system with a remote operated thermostat that can be controlled from a mobile device whilst you are away from the property. Outside there are good sized gardens to the front and rear with off road parking to the front and a large elevated patio terrace to the rear garden ideal for enjoying the southerly aspect and downland view.

**LOCATION**

The property sits within a small residential cul-de-sac and is easily accessible to miles of downland and coastal walks via local footpaths and bridleways. The close-by village centre of Freshwater has a good range of facilities including a health centre, sports centre with swimming pool, a library and a good range of shops and amenities. Within a mile there are local beaches in Freshwater, Totland and Colwell Bays and the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry connection is within a ten minute drive, making this property very appealing to those looking to be within easy reach of amenities as well as good walks and glorious coastal scenery.

**ENTRANCE PORCH**

leading through to:

### **ENTRANCE HALL**

A good sized space with a built-in cupboard housing the electric consumer unit and a light tunnel flooding light down into the space.

### **KITCHEN/DINING ROOM**

5.650m x 3.466m (18'6" x 11'4")

A spacious room which is well fitted with a range of attractive soft-close cupboards, drawers, some neatly concealing integrated appliances including an 'AEG' dishwasher, a 'Bosch' electric double oven and gas hob, an extractor hood and a fridge/freezer. The smart work surfaces incorporate an inset one and a half bowl sink unit and plumbing for a washing machine below. A 'Vaillant' gas fired central heating boiler is also concealed behind a wall cabinet. There is an outlook to the front and an external side door as well as ample space for a dining table and chairs. Double doors lead through to:

### **LIVING ROOM**

4.570m x 4.270m (14'11" x 14'0")

A well proportioned room over looking the rear garden with double doors leading out to the elevated patio terrace and enjoying the view towards Tennyson Down.

### **BEDROOM 1**

4.380m x 2.700m plus door recess (14'4" x 8'10" plus door recess)

A generous double bedroom with an outlook over the rear garden and door to:

### **EN SUITE SHOWER ROOM**

Fitted with a modern suite comprising WC, vanity wash basin and a good sized shower cubicle with a double headed shower unit.

### **BEDROOM 2**

4.075m x 2.715m (13'4" x 8'10")

Another good double bedroom with an outlook to the front.

### **BEDROOM 3**

4.070m x 2.650m (13'4" x 8'8")

A double bedroom with a side aspect.

### **FAMILY BATHROOM**

3.020m x 1.730m (9'10" x 5'8")

A good sized facility with suite comprising WC, vanity wash basin and a bath with a shower tap attachment and glass side screen.





#### **OUTSIDE**

The front area of garden is open plan and features a good sized blocked paved driveway providing off road parking. There is access to both side of the property to the rear garden, which is enclosed by close boarded fencing and features a raised paved patio terrace, ideal for entertaining or just sitting out and enjoying the sunny aspect and view across to Tennyson Down. In addition, there are raised flower beds adjacent to the property as well as pathways leading to both side accesses. Both the front and rear gardens are newly laid to lawn and an ideal blank canvass for buyer to be as creative as they wish with the landscaping.

#### **COUNCIL TAX BAND**

Yet to be assessed

#### **SAP RATING**

To be assessed

#### **TENURE**

Freehold

#### **POSTCODE**

PO40 9PJ

#### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.





## Plot 33 Summers Court



### 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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