

SPENCE WILLARD



3 Greenways, Cliff Road, Totland Bay, Isle of Wight

A fabulous detached split level four bedroom home in an elevated coastal position with wonderful sea views.

VIEWING

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3 Greenways is an attractive and imposing property occupying a substantial corner plot with gardens to the front, side and rear. Cleverly designed and built into the natural slope of the land to maximise all opportunities to admire the outstanding sea views. With spacious and flexible living accommodation with a light and bright feel throughout and three spacious bedrooms including two with en-suite bathrooms the property makes a comfortable family home. The large balcony to the front provides the perfect place from which to admire the glorious outlook over the Western Solent.

LOCATION

Totland Bay is a popular and sought-after location on the Island's Western coastline with a safe and sandy beach just a stones throw from the property. The village of Totland offers a small selection of local amenities, with close by Freshwater offering a wider selection of facilities including supermarkets, a health centre and sports facilities. The harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is less than a 10 minute drive away.

ENCLOSED PORCH

with ceramic tiled floor and partially glazed security door into;

ENTRANCE HALL

A welcoming spacious entrance hall with stairs leading off and door to;

DOUBLE GARAGE

A very large garage with power/light, work bench, shelving and two electronically operated roller doors.

BEDROOM 1

A large, double bedroom with a double aspect and enjoying views of the sea from the bay window to the front. There are fitted wardrobe cupboards and a door to;

EN-SUITE BATHROOM

with suite comprising corner bath with electric shower over, WC and wash basin. Window to the side and tiled walls.

AIRING CUPBOARD

A useful walk-in airing cupboard housing the hot water tank and providing ample airing and cloaks storage space.

FIRST FLOOR

DINING ROOM

with glazed sliding doors and a remote operated sun canopy opening onto the patio and rear garden beyond. Vaulted ceiling with skylight and opening to the lounge on the level above.

STUDY

A useful space with telephone point and an outlook over the rear garden.

KITCHEN

well fitted with an extensive range of cupboards and drawers with ample working surfaces over. There is an integrated eye level double oven, inset hob with extractor hood over, fridge/freezer and an inset 1 1/2 bowl sink with drainer. A large window to the rear gives a pleasant outlook over the rear garden.

UTILITY ROOM

Housing the gas fired boiler, washing machine and dishwasher, together with fitted cupboards, an inset single stainless steel sink unit, window to the side and external door to the rear garden.

SECOND FLOOR

with spacious landing and access via drop down loft ladder to a boarded loft with light.

SITTING ROOM

Certainly the finest room in the house with the most exceptional sea views! Two sets of sliding doors flood the room with light and open out onto a large balcony with a remote operated sun canopy over. There is a feature fireplace with gas fire and large borrowed light window open to the dining room below.

BEDROOM 2

Another generous double bedroom with a double aspect and the stunning sea view from the front window. There are fitted wardrobe cupboards and a door to;

EN-SUITE SHOWER ROOM

with suite comprising WC, wash basin and a large enclosed shower cubicle with Triton electric shower. There are partially tiled walls and a window to the side providing good light.





BEDROOM 3

Another good bedroom also enjoying the glorious sea view to the front and featuring a side door opening onto the balcony.

CLOAKROOM

with WC and hand basin

OUTSIDE

3 Greenways benefits from well maintained gardens offering a good variety of lawns, beds and patio areas. To the front the property is approached via a driveway with ample parking for several cars and access to the Double Garage. The the side of the drive is a lawned area with planted borders and a selection of small trees. A side gate leads through to further lawned area with a selection of orchard fruit trees, 8' x 10' wooden storage shed and a greenhouse. A few steps lead up to the large rear patio terrace and beyond that further lawned area with a good selection of well stocked beds and borders and a small, ornamental pond.

Accessed from outside is an incredibly useful under-house store. This area runs the length of the house and provides extensive secure and dry storage.

SERVICES

All mains services are connected. The property has mains smoke detectors and an alarm system fitted with movement sensors.

COUNCIL TAX BAND

F

EPC RATING

C

TENURE

Freehold

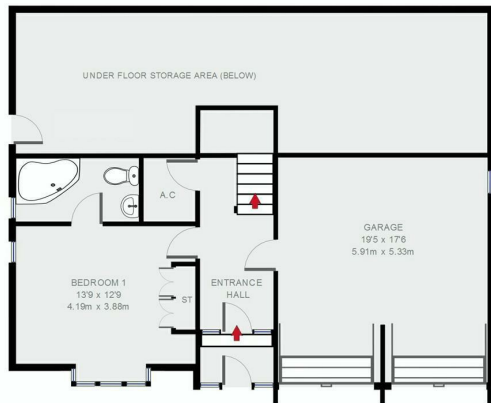
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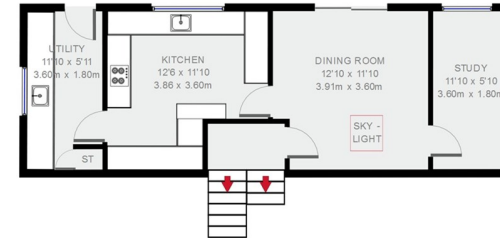




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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