

SPENCE WILLARD



11 Starks Close, Shorwell, Isle of Wight

*A well maintained link-detached three bedroom houses tucked away in a cul-de-sac of similar properties on the outskirts of this picturesque West Wight village.*

VIEWING

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The property offers good family accommodation including a generous living room with stone feature fireplace, a good sized kitchen/diner which leads through to a conservatory at the rear and a well appointed shower room which completes the ground floor space. To the first floor, there are three good bedrooms and a bathroom and downland views to the rear from Bedroom 2. Outside, there is a well stocked gardens to the front and rear as well as off road parking for two cars and a garage to the front.

**LOCATION**

The picturesque village of Shorwell sits in an 'Area of Outstanding Natural Beauty' and is surrounded by downland and countryside with numerous footpaths and bridleways giving access to miles of beautiful walks. This character village has a pretty Norman church at its heart centred around a collection of attractive character cottages, a popular dining pub and the local village shop. The village is within approximately 15 minutes drive of Newport, the Island's commercial centre and also within a few minutes drive of the village of Brighstone, where there are a number of other shops, a doctors surgery/dispensary and a primary school.

**PORCH**

**ENTRANCE HALL**

A welcoming space with built-in cupboard and stairs leading off.

**LIVING ROOM**

5.50m x 3.65m (18'0" x 11'11")

A generous room enjoying a bright dual aspect with protruding oriel window to the front and featuring a decorative stone fireplace which can be opened if required.

**KITCHEN/DINER**

5.85m x 2.75m (19'2" x 9'0")

Another bright space with a dual aspect and affording ample space for a dining table and chairs. The kitchen area is well fitted with a range of modern light coloured cupboards, drawers and work surfaces incorporating an inset sink unit and allowing space for a number of freestanding appliances including an electric cooker point with cooker hood over.

**SIDE PORCH**

A useful area leading to the garden.

**CONSERVATORY**

3.45m x 2.90m (11'3" x 9'6")

A wonderful space offering an additional area to sit and enjoy the outlook over the attractively planted rear garden.

**SHOWER ROOM**

2.50m x 2.00m (8'2" x 6'6")

A useful and well appointed facility comprising WC, vanity wash basin and a walk-in shower cubicle.

**FIRST FLOOR LANDING**

with window to the side, access to the loft with pull down ladder and a built-in airing cupboard housing a hot water tank.

**BEDROOM 1**

5.50m max x 3.65m (18'0" max x 11'11")

A generous double bedroom with an outlook to the front.

**BEDROOM 2**

3.40m to wardrobes x 2.75m (11'1" to wardrobes x 9'0")

Another double bedroom with an outlook over the village to the downs beyond and featuring built-in wardrobe cupboards.

**BEDROOM 3**

3.55m max x 2.00m (11'7" max x 6'6")

Another good bedroom with an outlook to the front and useful work surface area.

**BATHROOM**

2.75m 1.70m (9'0" 5'6")

Another well appointed facility comprising WC, vanity wash basin and a bath with a shower tap attachment.





#### **OUTSIDE**

To the front of the property is an open plan area of garden which is mainly laid to shingle for reduced maintenance and stocked with a variety of plants and shrubs. A driveway provides off road parking for two cars as well as access to the GARAGE 2.67m x 5.00m (8'9" x 16'4") with up and over doors, power/light, a vaulted ceiling and door/window to the rear.

The rear garden is a particularly attractive feature and is pleasantly landscaped and well planted with a good variety of established plants and shrubs. There is a paved patio area leading onto the lawn as well as an additional Zen reading area tucked away with a garden seat and screened by garden trellis. In addition, there is a gated side access to one side leading to the front garden and a timber garden shed.

#### **COUNCIL TAX BAND**

D

#### **EPC RATING**

E

#### **TENURE**

Freehold

#### **POSTCODE**

PO30 3LR

#### **VIEWING**

Strictly by appointment with the selling agent, Spence Willard.

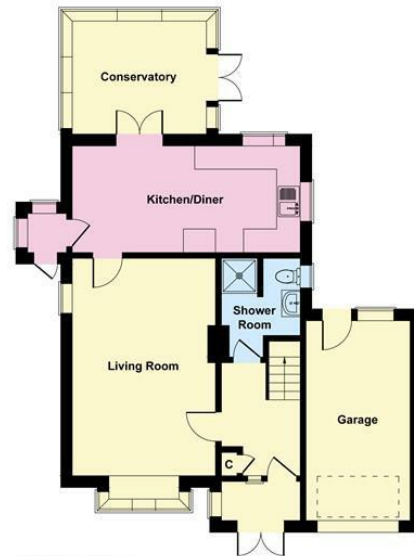




## 11 Starks Close



FIRST FLOOR



GROUND FLOOR

**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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