

SPENCE WILLARD



Tradewind, Easton Lane, Freshwater Bay, Isle of Wight

A wonderful 'Chain Free' opportunity to acquire a three bedroom detached bungalow with double garage in The Bay, together with an adjoining 1.1 acres of land/paddock.

VIEWING

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The property has been very well maintained and provides bright and spacious accommodation incorporating many of the comforts of modern living, including gas central heating and double glazing. The accommodation comprises a sizeable entrance porch leading into the reception hallway with smart light wood laminate flooring which continues through to the generous lounge and lovely conservatory/dining room creating a continuous flow. A sizable kitchen/breakfast room provides ample space for a breakfast table and chairs and leading off, is a useful utility room together with a cloakroom and access out to a covered passageway to the side which provides access to the front and rear gardens and the integral double garage. There are three good bedrooms and a good sized family bathroom complete with bath and separate shower cubicle. The two double bedrooms both feature built-in wardrobe cupboards and the third bedroom offers ample space for a single bed and a wardrobe. The lounge, kitchen and conservatory/dining room also enjoy an outlook over the land/paddock. Outside, there are lovely gardens offering good privacy. To the front, the garden is beautifully landscaped and features a long meandering block paved driveway to the front providing parking for numerous cars, together with access to the double garage. There is also an electric car charging point installed, adjacent to the parking area, ideal for anyone with an electric vehicle now or in the future. The double garage is a great space for those wanting to house their car undercover or simply wish to have workshop/storage space. Alternatively, being integral, the double garage could provide further living accommodation if required (subject to planning and building regulation approval). The rear garden offers a pleasant sanctuary to sit and relax with a patio area and a lovely summer house. The adjoining land/paddock which extends to 1.1 acres, is a wonderful opportunity for those wanting more outside space for a horse or livestock, but is also independently accessed, so could be separately let out if not required. The land directly adjoins Afton Nature Reserve, so provides a lovely protected outlook from the property.

LOCATION

ENTRANCE PORCH

2.75m x 1.90m (9'0" x 6'2")

RECEPTION HALL

3.23m max 4.50m max (l' shaped) (10'7" max 14'9" max (l' shaped))

A welcoming space with light wood laminate flooring, built-in linen cupboard and access to the loft space with ladder and light.

LOUNGE

5.95m x 3.45m (19'6" x 11'3")

A generous reception room with a continuation of the laminate flooring from the reception hall and enjoying an outlook to the side across the land/paddock. There is brick fireplace complete with a flueless gas log burner style fire providing a good source of additional heat and an attractive focal point. Patio doors lead into:

CONSERVATORY/DINING ROOM

3.75m x 3.45m (12'3" x 11'3")

A fabulous space with a lovely outlook over the rear garden and the land/paddock to the side. Double doors lead out to the garden.

KITCHEN/BREAKFAST ROOM

4.25m x 3.25m (13'11" x 10'7")

Featuring a tiled floor and well fitted with a range of matching cupboards, drawers and work surfaces incorporating an inset sink and freestanding appliances comprising a gas cooker with cooker hood over, a fridge/freezer and a dishwasher. The gas central heating boiler is neatly concealed behind a cupboard to one corner.

UTILITY ROOM

3.25m x 1.80m (10'7" x 5'10")

A very useful room with a long run of work surface with a sink unit and space under for both a washing machine and tumble dryer as well as space for another appliance if required.

CLOAKROOM

With WC and wash hand basin and a chrome ladder towel radiator.

COVERED PASSAGEWAY

6.45m x 2.15m narrowing to 1.90m (21'1" x 7'0" narrowing to 6'2")

Another useful area providing access between the double garage and the house with access to both the front and rear gardens and features power sockets and a water tap.

BEDROOM 1

3.45m x 3.75 max in door recess (11'3" x 12'3" max in door recess)

A generous double bedroom with an outlook over the rear garden and featuring good built-in wardrobe cupboards incorporating shelving hanging and draw space.

BEDROOM 2

3.30m x 3.75 max in door recess (10'9" x 12'3" max in door recess)

Another good double bedroom with an outlook to the front and again featuring good built-in wardrobe cupboards.

BEDROOM 3

2.80m x 2.25m (9'2" x 7'4")

A single room with ample space for a single bed and a wardrobe.

BATHROOM

2.80m x 2.35m (9'2" x 7'8")

A good sized facility, well fitted with a full suite comprising WC, bidet, vanity wash basin, bath and a separate shower cubicle.





OUTSIDE

Approaching Tradewind from Easton Lane, there is a wonderful meandering block paved driveway which provides off road parking for numerous cars and features an electric car charging point to the turning/parking bay. The driveway also provides access to the integral DOUBLE GARAGE 5.35m x 4.75m (17'6" x 15'7") with a tiled floor, electric up and over door, power/light, water tap and a window and door into the covered passageway to the rear. The front garden is beautifully landscaped with a thought of lower maintenance and privacy in mind and is stocked with a wide range of attractive plants and shrubs as well as a small garden pond and a lovely bench seating area which overlooks the adjoining land/paddock area. A pedestrian gate leads through to the land/paddock. The rear garden is enclosed by fencing and offers good privacy as well as an outlook over the land/paddock. It is mainly laid to lawn with a few ornamental trees and shrubs. A paved patio area provides a lovely place to sit and relax and the summer house adjacent is another great space for relaxation.

The separate land/paddock directly adjoins the main property and provides a wonderful protected outlook to the property as well as being a great opportunity for those wanting to graze a horse or keep livestock. The land is held on a separate title, so could easily be sold rented out if not required.

COUNCIL TAX BAND

Previously E, but to be reassessed.

EPC RATING

C

TENURE

Freehold

POSTCODE

PO40 9QR

VIEWING

Strictly by appointment with the selling agent, Spence Willard.







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