

SPENCE WILLARD



Snowdon, Victoria Road, Freshwater, Isle of Wight

A well presented and modernised 3/4 bedroom home on the fringes of Freshwater Bay with garage and parking.

VIEWING
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Modernised and upgraded in recent times by the current owners and offering flexible accommodation over two floors to include karndean herringbone style flooring on most of the ground floor, a new kitchen etc.etc. On the ground floor there is a family bathroom with feature porthole stained glass window, a dining room/ additional bedroom, a light and airy living room with access to rear gardens and a well appointed kitchen. Moving upstairs there are two good size double bedrooms, a single bedroom, and a WC . A large eaves storage cupboard houses a Gas Combination Boiler and is accessed from split level stairs to and from ground floor. Outside to the front there is access to the garage and ample parking for several vehicles and the rear gardens are well maintained and feature a porcelain tiled patio and pathway to shed/summerhouse, and has been mostly laid to lawn with some planted shrubs,trees plus vegetable and flower borders. The garden is enclosed by wood fencing.

LOCATION

Victoria Road is close to the thatched church in Freshwater Bay and there is a real mix of character and some modern homes in the area. A popular local shop and cafe/bar is a couple minutes away on foot at the end of the road and a with the main shops at Freshwater Village a 2-3 minute drive away. The seafront at Freshwater Bay is a 5-10 minute walk away and there are plenty of local coastal and countryside walks to enjoy ideal for those with a dog. The nearest ferry to and from mainland UK via Lymington can be found at Yarmouth some 10 minutes drive away and offers regular crossings for both foot and vehicle passengers.

HALL

Accessed via ornate double glazed door from parking area with understairs storage cupboard and doors off to:

BEDROOM FOUR/DINING ROOM

3.256 x 2.731 (10'8" x 8'11")

With window to front and currently use as Dining Room but could easily be used as ground floor bedroom if preferred.

BATHROOM

2.731 x 1.645 (8'11" x 5'4")

A family bathroom including panelled bath with shower over, wash hand basin and WC. Obscure window to side and feature porthole stained glass window to the front.

INNER LOBBY

Accessed from the hall with walk-in storage cupboard housing modern electrical consumer units and doors off to:

KITCHEN

4.250 x 3.321 (13'11" x 10'10")

A well designed space with ample work surface areas with inset sink and a good combination of floor and wall mounted kitchen units. Integral appliances include an induction hob, an electric oven/grill and a fridge. There is a window to the front providing plenty of natural light and a double glazed feature stable door to the side for access to garden and rear of garage.

LIVING ROOM

4.250 x 4.228 (13'11" x 13'10")

A great space for a family to enjoy with easy access to the garden via double patio doors. There is a feature inset remote controlled fire and plenty of room for seating and a table and chairs if desired.

LANDING

Accessed via turned stairs from entrance hall with a galleried landing, windows to the front and access to eaves storage and doors off to:

BEDROOM ONE

4.250 x 4.221 (13'11" x 13'10")

A large double bedroom with window to rear overlooking garden with built-in hanging space across one wall.

BEDROOM TWO

3.360 x 3.527 (11'0" x 11'6")

Another double bedroom also with window to the rear overlooking gardens.

BEDROOM THREE

3.61m x 1.83m, (inc sloping ceiling) (11'10" x 6'0", (inc sloping ceiling))

A single bedroom or hobby room as desired with window to side.





WC

1.679 x 0.920 (5'6" x 3'0")

Comprising a window to the side with WC and wasd hand basin. There is scope to alter to a shower room, (subject to building regulations), if desired.

GARAGE

5.380 x 2.505 (17'7" x 8'2")

A single garage currently utilised as a utility and storage room with pedestrain door to the rera with window alongside and up and over door to the front. There is space and plumbing for a washing machine and upright freezer etc.

OUTSIDE

To the front there is off road parking for several vehicles with with the main parking area shielded from the road by mature shrubs and trees. There is access down both sides of the property to rear garden which is bordered by wood fencing and is mostly laid to lawn with feature porclain patio and pathway to shed/summerhouse. The gardens are mostly laid to lawn with some mature shrubs and trees with planted vegetable and flower borders.

TENURE

Freehold

COUNCIL TAX BAND

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EPC RATING

TBC

VIEWING

Strictly by appointment only via Spence Willard in Freshwater





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