

# SPENCE WILLARD



Summerleaze Afton Road, Freshwater, Isle of Wight, PO40 9TP

*A substantial three bedroom detached bungalow modernised in recent times by the current owners with a gated "in and out drive", a garage, and substantial rear gardens backing on to Afton Marsh Nature Reserve*

VIEWING

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Occupying a generous plot backing on to Afton Marsh Nature Reserve, this well proportioned detached bungalow offers three double bedrooms with master ensuite, a large living room with views and access to landscaped rear gardens, an open plan kitchen and dining room with well appointed kitchen and room for a large family table and chairs, a utility room and a shower room. There is also a garage with electrically operated roller shutter door and plenty of parking with added benefit of gated access to and from the in and out drive. Outside the gardens are well tended with plenty of flower and shrub borders with mature trees and a vegetable and fruit plot at the rear. There is also potential to add further accommodation on the first floor subject to appropriate planning consents etc.

**LOCATION**

Afton Road leads to and from Freshwater Village to the popular seafront at Freshwater Bay offering several local coastal and countryside walks, local cafe's and eateries as well a golf course overlooking the sea. Freshwater village is a stroll away from the property with a good mix of branded supermarkets and bespoke shops plus a sports centre with indoor pool, a library and a health centre. Their a good road and bus links nearby with the nearest ferry situated at nearby Yarmouth a 6-7 minute drive away and offering regular sailings for foot and vehicle passengers alike to UK mainland via Lymington.

**PORCH**

3.018 x 1.669 (9'10" x 5'5")

Accessed from front drive and a great space to dry muddy paws or to discard coats etc. Doors into :

**HALL**

A spacious hall with some built-in storage cupboards and doors off to:

### **KITCHEN/DINING ROOM**

5.260 x 5.110 plus alcove 2.776 x 0.596 (17'3" x 16'9" plus alcove 9'1" x 1'11")

Originally two separate rooms but upgraded by the current owners to provide a well appointed kitchen with ample work surface areas including an inset double sink and drainer and good amount of floor and wall mounted kitchen units. A central matching Island further compliments tis space and has an inset hob with oven under plus additional storage There is an open bay window allowing for a large table and chairs ideal for family get togethers and special occasions all with plenty of natural light with door to;

### **UTILITY**

3.038 x 2.130 (9'11" x 6'11")

Offering space and plumbing for a washing machine, a work surface area with inset sink and drainer and access to the rear garden.

### **LIVING ROOM**

6.814 x 4.241 excluding alcove (22'4" x 13'10" excluding alcove)

A really great space for a family to spread out with good views across the picturesque rear garden and with sliding door to side and rear patio. There is also a feature fireplace with inset multi-fuel stove and an alcove ideal for a computer area etc.

### **MASTER BEDROOM**

4.172 x 2.936 (13'8" x 9'7")

This double bedroom has two windows overlooking the rear gardens, built-in wardrobes and an internal door to:

### **ENSUITE BATHROOM**

3.188 x 1.516 (10'5" x 4'11")

Comprising a panalled bath and a vanity unit with inset wash hand basin and WC. There are windows to the rear and side.

### **BEDROOM TWO**

3.859 x 3.504 (12'7" x 11'5")

Another double bedroom with built-in wardrobe space, an open boxed bay and dual aspect windows.

### **BEDROOM THREE**

3.292 x 2.925 (10'9" x 9'7")

A smaller double currently used as a study area with window overlooking rear garden.

### **SHOWER ROOM**

Offering a shower cubicle and vanity unit with inset wash hand basin and WC. There is an obscure window to the side and a feature stained glass porthole style window.

### **GARAGE**

5.952 x 3.221 (19'6" x 10'6")

Including an electrically operated garage door and power and light.





#### **GARDENS**

To the front there is gated access at either side the in and out drive which offers parking for several vehicles and access to the garage. The rest of the the front gardens are bordered by flower borders, mature shrubas and trees and some fencing. Moving down the side of the bungalow to the rear gardens, there is a drying space to the one side which leads to the rear patio and well maintained gardens consisting of well planted flower beds providing colour all year round, a large lawn ideall for following the sun around the garden all day and some mature shrubs and trees. Towards the back of the garden there is a raised area currently used for growing vegetables and fruit and this area continues on to the Nature Reserve at the rear of the plot.

#### **TENURE**

Freehold

#### **COUNCIL TAX BAND**

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#### **EPC RATING**

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#### **VIEWING**

Strictly by appointment only via Spence Willard Estate Agents in Freshwater.





# Summerleaze



## 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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