

SPENCE WILLARD



7 Makings Close, Freshwater, Isle of Wight

A detached three bedroom bungalow tucked away in the corner of this residential cul-de-sac on the fringes of Freshwater and Freshwater Bay.

VIEWING

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The property offers good sized accommodation featuring gas central heating and double glazed windows and comprises a good sized lounge/diner, kitchen, three good bedrooms and a bathroom. In addition, there is a useful side covered area which leads to both the front and rear gardens via a ramped access and also connects directly into the kitchen providing good access into the property for limited mobility. Outside, there are gardens to the front and rear together with off road parking and a garage and space to provide further parking if required.

LOCATION

The property is situated in a small cul-de-sac location of similar bungalows and accessible to the local shop and popular Piano Café. Close by is the beach and Nature Reserve as well as local footpaths providing access to miles of downland and coastal walks which enjoy some breathtaking scenery. There is a good range of shops and amenities in Freshwater centre which is within a mile and the harbour town of Yarmouth with its mainland ferry terminal is within a ten minute drive.

ENTRANCE PORCH

leading to:

LOUNGE/DINER

11'8" x 17'6"

A good sized reception room with an outlook to the front and a feature decorative fireplace as a focal point.

BEDROOM 3

15'5" x 7'4"

A good double bedroom which could also be utilised as a second reception room if required.

KITCHEN

13'1" x 7'3"

Fitted with a range of cupboards, drawers and work surfaces incorporating a sink unit and space for a freestanding cooker, washing machine and undercounter fridge and freezer. A wall mounted gas boiler provides the hot water and central heating.

INNER HALL

with access to the loft space and a shelved airing cupboard housing the hot water cylinder.

BEDROOM 1

11'7" x 8'6"

A good double bedroom overlooking the rear garden.

BEDROOM 2

10'7" x 9'8" plus door recess

A double bedroom with an outlook to the rear.

BATHROOM

5'10" x 5'6"

with suite comprising WC, wash basin and bath with shower unit over and screen to the side.

OUTSIDE

To the front of the property there is a good area of garden partly enclosed by fencing and well stocked with a variety of established plants and shrubs. In addition, there is access to the GARAGE 5.05m x 2.75m (16'6" x 9'0") with vaulted ceiling and power/light as well as room to park in front. Further parking could be created in the front garden if required. To the rear of the garage is a small piece of enclosed land ideal for further storage.

The rear garden enjoys a sunny aspect, is enclosed by fencing, mainly laid to lawn and again stocked with a range of plants and shrubs as well as a paved patio and a timber garden store. To the side of the bungalow is a very useful covered area 4.95 x 2.30m (16'2" x 7'6") accessible to the front and rear gardens with a ramped access both ends making access into the gardens and property itself easier for those with limited mobility.

COUNCIL TAX BAND

D

EPC RATING

D

TENURE

Freehold

POSTCODE

PO40 9RQ

VIEWING

Strictly by appointment with the selling agent Spence Willard.



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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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