

SPENCE WILLARD



57 The Avenue, Totland, Isle of Wight

An attractive character four bedroom semi-detached Edwardian family home with parking & a south facing garden.

VIEWING

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The property offers well proportioned rooms which have been modernised to provide a comfortable home with many of the comforts of modern living including gas central heating and double glazing. The accommodation features two generous separate reception rooms as well as a sizeable family kitchen/dining room which leads out to the rear garden. In addition, there is a cloakroom and good sized entrance hall with stairs leading off. To the first floor there is a spacious landing, four good bedrooms, one with an en suite shower room and a separate family bathroom. Outside, the front garden is partly enclosed by attractive picket fencing with a gravelled driveway to the side providing ample off road parking. The veranda to the front/side is a particular feature of the property and offers a covered area adjacent to the main entrance. The south facing rear garden offers a glorious sunny perspective and features a detached former garage with a variety of potential uses.

LOCATION

The property is conveniently situated between the shops, services and amenities in Freshwater village centre as well as the beaches in Totland and Colwell Bays and accessible to the local bus route into the villages and the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal, making this property ideally suited as either a permanent family home or a second home/holiday retreat.

ENTRANCE HALL

A welcoming space with an attractive panelled entrance door and original staircase leading off.

CLOAKROOM

With WC and neatly recessed wash hand basin.

LOUNGE

4.482 x 4.162 (14'8" x 13'8")

A good sized reception room with an attractive bay window to the front and a fireplace (not open) with surround as its main focal point.

SITTING ROOM

3.904 x 3.607 (12'10" x 11'10")

Another generous reception room with an outlook to the side and fireplace (not open).

KITCHEN/DINING ROOM

A glorious open plan and split level family space.

DINING AREA

4.407 x 3.641 (14'6" x 11'11")

With ample space for a family dining table and chairs and fitted cupboards and drawers to match the kitchen area.

KITCHEN

4.397 x 2.471 (14'5" x 8'1")

Well fitted with a range of modern kitchen cupboards, drawers and work surfaces incorporating a deep breakfast bar in incorporating space for a range cooker with cooker hood over. In addition, there is an integrated fridge and dishwasher as well as a main one and half bowl sink unit. To one end of the kitchen is a utility area with an inset sink and space for a washing machine and tumble dryer.

FIRST FLOOR LANDING

A good sized flow space with a glazed loft access with fitted ladder flooding light onto the landing.

BEDROOM 1

4.140 x 3.660 (13'7" x 12'0")

A large double bedroom with and outlook to the front and an original decorative cast iron fireplace (not open).

EN SUITE SHOWER ROOM

2.225 x 1.653 (7'4" x 5'5")

Fitted with a white suite comprising of a corner shower cubicle, WC and wash basin.

BEDROOM 2

3.557 x 3.459 (11'8" x 11'4")

Another generous double bedroom with an original decorative cast iron fireplace (not open).

BEDROOM 3

3.427 x 3.211 (11'3" x 10'6")

A good sized double bedroom with an outlook to the side and a built-in recessed wardrobe cupboard.

BEDROOM 4

2.515 x 2.108 (8'3" x 6'11")

A good single bedroom with an outlook to the rear and access to the secondary loft space.





FAMILY BATHROOM

2.243 x 2.059 (7'4" x 6'9")

Fitted with a white suite comprising of a corner bath with electric shower into over, WC and a wash basin.

OUTSIDE

To the front of the property is a gravelled driveway providing off road parking for two to three cars. In addition, there is an enclosed area of lawn with a mature hedge adjacent and a wonderful original veranda feature, framing the main entrance. To the side is a gated access into the rear garden, which can be opened to provide a wider access, should it be required.

The rear garden is enclosed by a mixture of fencing and hedging, is mainly laid to lawn and features a paved patio terrace as well as a good sized detached former garage outbuilding 17' 2" x 12' 4" (5.236m x 3.763m), providing great potential for a variety of uses.

COUNCIL TAX BAND

E

EPC RATING

D

TENURE

Freehold

POSTCODE

PO39 0DN

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





57 The Avenue

Approximate Gross Internal Area
1582 sq ft - 147 sq m



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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