

SPENCE WILLARD



4 Guyers Road, Freshwater Bay, Isle of Wight

# *A delightful three bedroom semi detached Victorian home pleasantly located in The Bay and accessible to the beach and downland walks.*

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



The accommodation has been upgraded by the current owner to create a smart and comfortable home decorated in neutral tones and complimented with stylish fixtures and fittings in the kitchen and bathroom. To the ground floor there is a good sized lounge to the front with a bay window, a separate cloakroom, a good sized dining room which is open plan to the smart modern kitchen. From the entrance hall, leading through to the dining room and kitchen areas, there is attractive LVT flooring creating a seamless flow. To the first floor there are three double bedrooms as well as a well appointed bathroom complete with modern suite including a bath and separate shower cubicle. The windows and doors are double glazed and the accommodation is warmed by a gas central heating system. Outside, there are gardens to the front and rear with ample off road parking for several cars to the front. The rear garden is well stocked, enclosed by fencing and enjoys a sunny south/westerly aspect with an attractive paved patio terrace.

#### **LOCATION**

Located in the sought after Freshwater Bay, the property is accessible to both the village centre shops and amenities as well as Afton Nature Reserve and access to miles of downland and coastal walks. The nearby beach and seafront in Freshwater Bay with its iconic and recently refurbished Albion Hotel is within a short walk, together with the Piano Cafe and Orchards general store, which are even closer. The beaches in both Colwell and Totland Bays which host, The Hut coastal restaurant in Colwell Bay and The Waterfront public house and Pier Cafe in Totland Bay, are both a couple of miles away and the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is just over a three mile journey, making this property ideal as both a permanent home or a second home/holiday retreat.

#### **ENTRANCE HALL**

#### **CLOAKROOM**

A useful facility with WC and vanity wash hand basin.

#### **LOUNGE**

12'1" x 10'9" plus bay

A well proportioned room featuring a bay window and a decorative fireplace (not open).

#### **DINING ROOM**

12'1" x 14'9"

A spacious room open plan to the kitchen and featuring a door and window to the side as well as a useful storage cupboard leading to the downstairs area.

**KITCHEN**

8'8" x 10'11" plus recess

A very well fitted space with attractive modern cupboards drawers and solid wood work surfaces incorporating an inset ceramic sink unit and an integrated induction hob with cooker hood over and electric oven below. In addition, there is an integrated slimline dishwasher and space for a freestanding washing machine and fridge/freezer. The kitchen enjoys a sunny outlook over the rear garden with external door leading out to a paved patio.

**FIRST FLOOR LANDING****BEDROOM 1**

12'1" x 10'9"

A generous double bedroom with an outlook to the front and enjoying a view towards Afton Down.

**BEDROOM 2**

11'11" x 8'10"

Another good double bedroom overlooking the rear garden and featuring a built-in storage cupboard housing the gas central heating boiler.

**BEDROOM 3**

11'3" x 9'2"

A double bedroom with an outlook to the side.

**BATHROOM**

9'2" x 8'2" max

A well appointed facility with a smart modern suite comprising WC, vanity wash basin, bath and a separate shower cubicle.

**OUTSIDE**

To the front of the property there is a good sized area which is laid to gravel and provides good off road parking for several cars. To one side there is a timber store ideal for bikes etc. A gated side access leads to a paved pathway with a raised flower/shrub border which leads through to the rear garden.

The rear garden enjoys a sunny south/westerly aspect taking full advantage of the afternoon sun. There is a paved patio terrace adjacent to the property with steps leading on to a lawned area with apple tree and planted borders and at the end of the end of the garden is a useful timber potting shed.

**COUNCIL TAX BAND**

C

**EPC RATING**

C

**TENURE**

Freehold

**POSTCODE**

PO40 9PZ

**VIEWING**

Strictly by prior appointment with the selling agent Spence Willard.





## 4 Guyers Road



**GROUND FLOOR**

**FIRST FLOOR**

**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.  
**Produced by Potterplans Ltd. 2024**



SPENCEWILLARD.CO.UK

**IMPORTANT NOTICE 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice.