

SPENCE WILLARD



28 Golden Ridge, Freshwater, Isle of Wight



*A well presented detached three bedroom bungalow situated in a quiet residential location with good garden and ample parking.*

VIEWING

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The property offers good accommodation with smart modern fixtures and fittings and comprises entrance hall, lounge to the front with a distant view to Tennyson Down, three double bedrooms and a well appointed kitchen and shower room together with a useful utility area to the side. There are double glazed windows throughout and a gas central heating system with radiators. Outside, there are good gardens with ample parking to the front as well as a garage and a pleasant enclosed gardens to the rear with a variety of outbuildings.

**LOCATION**

Golden Ridge borders the popular Golden Hill Fort Country Park offering numerous walks ideal for a family or dogwalkers. The properties in this area comprise of mainly bungalows with some houses. The local shops and amenities in Freshwater Village are a few minutes walk away and include a range of shops, supermarkets and eateries as well as a sports centre, health centre and a library. The local beach in Colwell Bay is closest, but there are also beaches in Totland and Freshwater Bays to enjoy together with numerous scenic walks.

**PORCH**

leading to:

**ENTRANCE HALL**

with two useful built-in storage cupboards.

**LOUNGE**

15'5" x 11'11"

A well proportioned room with an outlook to the front and enjoying a view towards Tennyson Down.



## KITCHEN

11'3" x 8'10"

Fitted with a range of smart modern front cupboards, drawers and work surfaces incorporating and inset sink unit and integrated electric oven, ceramic hob and a cooker hood over. There is plinth multi colour LED lighting, an outlook to the front and door leading out to:

## UTILITY PASSAGEWAY

4'10" x 12'9"

A very useful area with access to the front and rear gardens and fitted with cupboards and work surface including a one and half bowl sink unit and plumbing for a washing machine.

## BEDROOM 1

11'11" x 9'10"

A good double bedroom overlooking the rear garden.

## BEDROOM 2

11'11" max x 8'10"

Another good double bedroom with built-in wardrobe cupboard and double doors leading out to the rear garden and patio.

## BEDROOM 3

10'5" x 8'10"

Another double bedroom with an outlook over the rear garden

## SHOWER ROOM

Well fitted with a smart modern white suite comprising WC, vanity wash basin and a shower cubicle.

## OUTSIDE

There is an open plan area of garden to the front of the property with ample off road parking for up to four cars in addition to a lawned area and a gated side access to the rear garden. There is a single garage with an up and over door which links through to a timber storage building to the rear.

The good sized rear garden is enclosed by fencing and mainly laid to lawn and features a paved patio terrace together with a variety of outbuildings including a summer house, garden shed and other timber outbuildings.

## COUNCIL TAX BAND

D

## EPC RATING

C

## TENURE

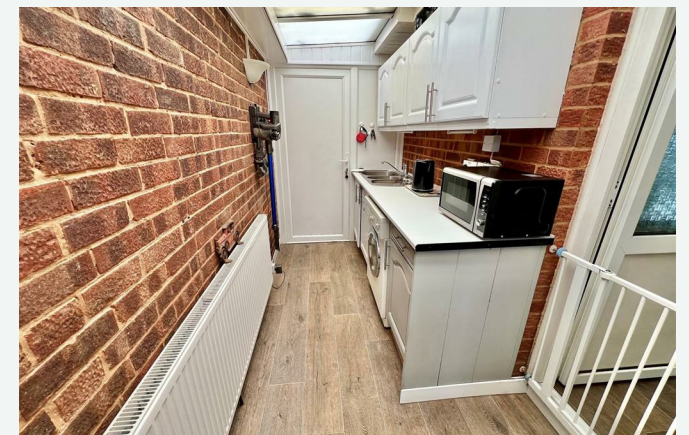
Freehold

## POSTCODE

PO40 9LF

## VIEWING

Strictly by appointment with the selling agent Spence Willard.





## 28 Golden Ridge



### 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



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