

# SPENCE WILLARD



St Michel, Madeira Lane, Colwell, Freshwater, Isle of Wight

*A good-sized, link detached two bedroom bungalow pleasantly situated along a 'No Through' road in a popular coastal location close to the beach.*

VIEWING

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A light and airy property offering good sized accommodation with a well-balanced room layout in a highly sought after location. The spacious open-plan lounge/dining room leads through to the kitchen and also to the conservatory extension, both rooms having access to the garden. There are two good-sized double bedrooms and a well-appointed shower room. The accommodation is warmed by a gas central heating system and features double glazed external windows and doors to all rooms. The spacious loft area offers an opportunity to provide further accommodation, if required, subject to obtaining any necessary permissions or building regulation approval. The rear garden enjoys a sunny, southerly aspect and features a lovely garden chalet. To the front is a long garden and driveway providing ample parking together with access to the adjoining garage and carport area which also offer potential for conversion.

**LOCATION**

Located along a 'No Through' road and just a few minutes drive from ferry links to the mainland. A short stroll to the end of the road leads to Colwell Bay beach with its seaside charm, as well as a pleasant coastal walk to Yarmouth. Freshwater village is within a mile and features a good range of shops and amenities including a couple of supermarkets, a medical centre, sports centre with swimming pool, community library and a range of local independent shops. Freshwater is sheltered by Tennyson Downs which leads to The Needles. There are many walks in the area for ramblers and dog lovers to enjoy including Afton Down, with its 18 hole Golf course enjoying the stunning sea and coastal views together with a number of popular and well-regarded eateries located in the bays of Totland, Freshwater and Colwell.

**ENTRANCE HALL**

**LOUNGE/DINING ROOM**

19'8" x 15'8"

A generous L-shaped room with ample space for a sitting area as well as a dining table and chairs. There is access from the dining area through to the kitchen and double doors leading to conservatory.

### CONSERVATORY

9'10" x 9'10"

Offering a sunny outlook with access to the rear garden.

### KITCHEN

8'10" x 7'4"

Fitted with a range of cupboards, drawers and work surfaces together with an inset one and half bowl sink unit, plumbing for a washing machine and space for a freestanding cooker. The outlook is to the side with a door leading out to the rear garden.

### INNER HALL

With built-in storage cupboards and an access to the part boarded loft space with pull down ladder and light.

### BEDROOM 1

12'5" x 11'9"

A generous double bedroom with an outlook to the front.

### BEDROOM 2

12'5" max x 11'7"

Another generous double bedroom also featuring useful built-in wardrobe cupboards.

### SHOWER ROOM

7'4" x 5'4"

A well-appointed facility with a low threshold walk-in shower cubicle together with a wash basin and WC.

### OUTSIDE

To the front of the property is good sized area of garden mainly laid to lawn and featuring a block paved driveway providing ample off road parking for 2 -3 cars as well as access to a carport and GARAGE 5.30m x 2.65m (17'4" x 8'8") with power/light and a window to the rear. A gated side access leads through to the sunny rear garden, which is enclosed by timber fencing, mainly laid to lawn bordered by a number of established plants/shrubs. In addition, there is a paved patio area, a timber garden shed as well as a fabulous garden chalet with power and light providing a wonderful overspill area ideally suited as a garden studio or home office.

### COUNCIL TAX BAND

D

### EPC RATING

D

### TENURE

Freehold

### POSTCODE

PO40 9SP

### VIEWING

Strictly by appointment with the selling agent Spence Willard.



## St Michel



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
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