

SPENCE WILLARD



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

CHAIN FREE Desirable coastal location - a two bedroom, link detached bungalow pleasantly situated along a 'No Through' road close to beach amenities.

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

The bungalow is situated along a quiet cul-de-sac with pedestrian access to Colwell Bay seafront just a few minutes away at the end of the road. This desirable coastal location offers something for everyone – summertime relaxing at the beachside café, watching the sunset from The Hut restaurant or enjoying more active pursuits such as paddle boarding and wild swimming. The nearby coastal path that links Yarmouth to Totland Bay, the Needles and National Trust downland will appeal to keen walkers and dog owners alike. Freshwater village is within a mile and features a good range of local shops, services and amenities including a medical centre, sports centre with swimming pool and a community library. The historic harbour town of Yarmouth is a short drive away with regular ferry links to mainland rail services providing convenient access to the New Forest, Southampton and London.

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
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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