

SPENCE WILLARD



Benhams Victoria Road, Freshwater, Isle Of Wight, PO40 9PP

A chain free and detached four to five bed roomed house with conservatory located on the borders of Freshwater and Freshwater Bay. Off-road parking for 2/3 vehicles and large rear gardens.

VIEWING

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A chain free detached 4/5 bedroom home with conservatory and off-road parking for 2/3 vehicles located on the fringes of Freshwater and Freshwater Bay and occupying a generous plot.

The accommodation itself briefly comprises an open covered porch, with door to hall, a converted garage providing a study or Office space as desired, a living room with internal double doors into a well proportioned kitchen/diner, a separate utility with cloakroom, a conservatory and four bedrooms on the first floor with one ensuite and a separate family bathroom. Moving outside there is ample parking to the front and side access leads to a generous mature garden which includes a wood built shed.

LOCATION

Victoria Road is a real mix of character and more modern homes and runs between the bottom of Freshwater Village and Freshwater Bay with its spectacular walks across local downs with some far reaching sea views and the seafront at Freshwater Bay itself. There is a well established local shop and some small eateries with the main shopping centre in nearby Freshwater Village which also has a Health Centre, Sports Centre with indoor pool and a library. The seafronts at Totland and Colwell are also nearby and the harbour town of Yarmouth with its regular ferry service to and from mainland UK via Lymington, is only 5-6 minutes drive away.

OPEN COVERED PORCH

Open to front parking area with tiled sloping roof and pedestrian access into:

HALL

Stairs to first floor and internal doors to:

STUDY/OFFICE

3.480 x 2.657 (11'5" x 8'8")

Former single garage converted into additional living space with large walk-in cupboard and window to front aspect. This room could be used as an additional bedroom if desired.

LIVING ROOM

5.394 x 3.539 max. (17'8" x 11'7" max.)

A good size space ideal for a family with windows to front and side. Double doors lead to:

KITCHEN/DINER

7.585 x 2.962 (24'10" x 9'8")

An light and airy kitchen diner with plenty of room for a large family table and chairs on the one side and a well fitted kitchen on the other offering a good range of wall and floor mounted kitchen units with work surface areas over including inset one and a half sink and drainer, a gas hob and integral double oven/grill. The gas central heating and water boiler is located in a matching wall cupboard and there is a storage cupboard located under the stairs too. An internal door leads into:

UTILITY

A useful space with double glazed door to outside, a worksurface area with additional sink and drainer with plumbing and space for a washing machine under and an internal door to:

CLOAKROOM

Comprising a WC and corner wall mounted wash hand basin.

CONSERVATORY

3.986 x 3.473 (13'0" x 11'4")

Another light and airy living space, the conservatory can be accessed from the garden and via internal double doors into dining area making it ideal for entertaining or just taking in the views across rear gardens and beyond.

FIRST FLOOR LANDING

Access to and from hall via staircase with built-in airing cupboard, loft access and doors off to:

BEDROOM ONE

4.123 x 3.300 (13'6" x 10'9")

A double bedroom with built-in double wardrobe, window to the front and internal door leading into:

ENSUITE

Comprsing an enclosed shower unit, WC and wash hand basin. Obscure window to side.

BEDROOM TWO

4.560 x 2.700 (14'11" x 8'10")

Another double bedroom with window to front and built-in double wardrobe.





BEDROOM THREE

3.926 x 2.788 (12'10" x 9'1")

A small double with window to rear and a built-in double wardrobe.

BEDROOM FOUR

2.853 x 2.788 (9'4" x 9'1")

A good size single room with window to the rear and a built-in double wardrobe.

BATHROOM

Comprising a panel bath with separate shower over, WC and wash hand basin. Obscure window.

OUTSIDE

The front garden offers ample off-road parking and is mostly block paved with some gravelled areas having some shrubs and small trees. There is access down the side of the house to a mature rear garden with patio/barbecue area, a wood built shed and is mostly laid to lawn with some mature shrubs and trees.

TENURE

Freehold

COUNCIL TAX BAND

E

EPC RATING

C

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater.





Benhams



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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