

SPENCE WILLARD



5 Wilberforce Road, Brighstone, Isle of Wight

A well presented and extended detached three bedroom home located in the popular West Wight village of Brighstone with good garden, parking and a garage.

VIEWING

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The property has been carefully remodeled and extended by the present owner and now provides comfortable modern accommodation with an open plan kitchen/dining/living space combined with very useful ground floor facilities including a stylish shower room, utility room and a fabulous boot room. In addition, there is a versatile ground floor double bedroom which combined with the generous shower room affords practical living for those with limited mobility especially with the use of hard flooring to most rooms including engineered oak flooring in the entrance hall which seamlessly continues through into the open plan kitchen/dining/living space. To the first floor there are two double bedrooms and a family bathroom. The windows and doors are double glazed throughout and the accommodation is warmed by an LPG gas fired central heating system and is complimented by the wood burning stove in the lounge area which also supplements the hot water alongside the main central heating boiler. Outside, the landscaped and beautifully planted gardens are an attractive feature to the property with a wonderful insulated summer house with its on wood burning stove, an Indian sandstone patio terrace and a delightful 'Robinsons' greenhouse to the side of the property. To the front there are vegetable beds, good off road parking and a garage.

LOCATION

The property is within a few yards of the village centre shops and amenities including a doctors surgery, two churches, a primary school, general store with post office, café/bistro, a pub, a tea room, hairdressers and a community library. As well as being close to the village facilities the property is also around half a mile from the local beach in Grange Chine and also accessible to miles of downland and coastal walks making it an ideal located to enjoy the best of the West Wight.

ENTRANCE HALL

A welcoming space with engineered oak flooring and stairs leading off with understairs storage.

OPEN PLAN LOUNGE/DINING/KITCHEN

6.65m max x 9.00m max l'shaped (21'9" max x 29'6" max l'shaped)
A fabulous open plan L'shaped living space with engineered oak flooring and offering an outlook to the front and rear and access out to the rear garden.

LOUNGE/DINING AREA

6.65m max x 4.85m max l'shaped (21'9" max x 15'10" max l'shaped)
A bright space featuring a bespoke fitted shelving to one end and a fitted wood burning stove which also supplements the hot water. Double doors lead out to the rear garden and patio terrace and the room continues around to the dining area with ample space for a dining table and chairs.

KITCHEN AREA

4.20m x 2.65m (13'9" x 8'8")
Well fitted with a range of matching cupboards, drawers and work surfaces incorporating an inset one and half bowl sink unit and a breakfast bar area to one end. There are integrated appliances comprising an integrated dishwasher, electric ceramic hob, double oven and cooker hood over.

UTILITY ROOM

3.20m max x 3.10m max (10'5" max x 10'2" max)
Another well appointed space leading out to the garden and fitted with ample storage and solid wood work surfaces incorporating a butler sink. The slate tiled floor with underfloor heating provides a hard wearing surface and leads through to the .

SHOWER ROOM

2.00m x 2.30m (6'6" x 7'6")
A smart modern facility with a heated tiled floor and featuring a WC, vanity wash basin and a large walk-in shower cubicle.

BOOT ROOM

3.30m x 3.00m max (10'9" x 9'10" max)
An extremely useful space with access onto the front driveway and incorporating great storage including a tall show rack. A door leads off to the garage.

BEDROOM 3

3.80m x 3.15m (12'5" x 10'4")
A versatile ground floor double bedroom which offers potential as another reception room or study.

FIRST FLOOR LANDING

A generous space with a dormer window to the front and a built-in cupboard housing a pressurised 'Gledhill' hot water cylinder which is connected to the central heating system as well as the log burner in the lounge.

BEDROOM 1

3.85m x 3.10m (12'7" x 10'2")
A good double bedroom with a built-in wardrobe cupboard, access both sides to the eaves and an outlook to the side.





BEDROOM 2

3.85m x 3.00m (12'7" x 9'10")

Another good double bedroom with an outlook to the side and access both sides to the eaves.

FAMILY BATHROOM

2.25m x 1.75m (7'4" x 5'8")

A well appointed facility comprising WC, wash basin and a 'P' shaped shower bath with shower over and glass side screen.

OUTSIDE

To the front of the property is a good area of garden which is currently laid to lawn and well stocked with a range of plants and shrubs together with stocked vegetable beds. There is a driveway providing off road parking and access to the GARAGE 5.00m x 2.50m (16'4" x 8'2") with up and over door power/light and an interconnecting door into the boot room.

The attractive rear garden is enclosed by fencing and has been carefully landscaped to provide several different areas neatly screened by established flower/shrub beds. An Indian sandstone paved patio offers an ideal place for relaxation or entertaining, as does the fabulous insulated summer house complete with a wood burning stove. To one corner is a useful timber garden shed and neatly tucked away to the side of the property is a wonderful 'Robinsons' greenhouse with half brick walls.

COUNCIL TAX BAND

D

EPC RATING

C

TENURE

Freehold

POSTCODE

PO30 4BD

VIEWING

Strictly by appointment with the selling agent Spence Willard.







5 Wilberforce Road



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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