

SPENCE WILLARD



42 Bannock Road, Whitwell, Isle of Wight

*An immaculately presented and maintained detached two bedroom bungalow nestled in the popular South Wight village of Whitwell with gardens, garage and ample parking.*

VIEWING

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The accommodation offers good sized rooms and has been upgraded by the current owner to provide a comfortable home. The lounge/diner offers a triple aspect and leads out to a comfortable conservatory overlooking the rear garden. The smart kitchen also leads into the conservatory and in addition, there are two good sized double bedrooms, one with a well appointed en suite shower room and in addition, a modern bathroom. There are double glazed windows throughout and modern individual electric heaters providing the heating. Outside, there are well maintained gardens to the front and rear together with ample off road parking for three cars and a garage.

**LOCATION**

The village of Whitwell is a picturesque village located to the south of the Island and within a few minutes drive of the coastal resort town of Ventnor. The property is tucked away in the corner of a cul-de-sac off Bannock Road and easily accessible to the village centre with its church, garage/filling station and popular public house, The White Horse Inn. There are further facilities located in the neighbouring village of Niton including Norris Family Grocers and a wider range of shops and amenities in both Ventnor and Newport, the Island's commercial centre. Surrounding the village are a network of footpaths and bridleways providing access to miles of downland and country walks affording some breathtaking scenery.

### ENTRANCE HALL

Featuring an entrance lobby leading through to the entrance hallway with a useful storage cupboard, an airing cupboard with the hot water cylinder and feature recessed display shelving with a shoe cupboard beneath. There is also access to the part boarded loft space with fitted ladder and light.

### LOUNGE/DINER

7.10m max x 3.70m l'shaped (23'3" max x 12'1" l'shaped)

A good sized reception room with an aspect to the front and side as well as patio doors from the dining area into the conservatory. In the lounge area there is a fireplace as the main focal point featuring a modern electric fire where you can sit and enjoy the distant downland view.

### KITCHEN

3.30m x 3.00m (10'9" x 9'10")

Fitted with a range of cupboards and drawers in a soft grey painted finish. The ample work surfaces complement the cupboards and drawers and feature an inset sink unit as well as a freestanding electric cooker with a cooker hood over. There is also a slimline dishwasher and space for a fridge/freezer.

### CONSERVATORY

6.30m x 2.50m (20'8" x 8'2")

A generous space offering a lovely outlook over the rear garden with double doors leading out and a side door onto the patio terrace.

### BEDROOM 1

4.26m x 3.14m plus door recess (13'11" x 10'3" plus door recess)

A generous double bedroom with an outlook over the front garden and a generous recess housing a large freestanding wardrobe cupboard.

### BEDROOM 2

3.75m x 3.00m (12'3" x 9'10")

Another double bedroom overlooking the rear garden with door to:

### EN SUITE SHOWER ROOM

A smart and useful facility with WC, wash hand basin and a shower cubicle.





### **BATHROOM**

2.00m x 1.93m (6'6" x 6'3")

Well appointed with a modern suite comprising a bath with shower unit over and fitted furniture incorporating a WC and wash basin.

### **OUTSIDE**

There is a good sized area of open plan garden to the front of the property which is mainly laid to lawn and features a driveway providing off road parking for three cars and access to the GARAGE 2.55m x 5.20m (8'4" x 17'0") with up and over door, power/light and a pedestrian door to the rear. There is access to the rear garden which is enclosed and has been well maintained and planted to provide a colourful oasis. Features include a paved patio terrace, a summer house, timber garden shed and a greenhouse as well as other paved areas to both sides of the property. To one side of the property there is ample space, if required, to provide a wide access to house a boat or motorhome etc.

### **COUNCIL TAX BAND**

D

### **EPC RATING**

F

### **TENURE**

Freehold

### **POSTCODE**

PO38 2RD

### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.





## 42 Bannock Road



Garage

### 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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