

SPENCE WILLARD



2 Diana Close, Totland Bay, Isle of Wight



# *A detached split level home in a cul-de-sac location with a view to the sea offering flexible accommodation and featuring solar panels with battery storage and water heating.*

## VIEWING

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The property is of a modernist architectural design with an angular roof design and features bright split level accommodation with the benefit of flexible space that could be configured to provide a separate annexe area if required, using Bedroom 2 & 4 together with the second shower room. The living space is bright and airy and enjoys a dual aspect to both the main reception room and kitchen with a sea view from the lounge area. The added bonus of the photovoltaic solar panels combined with the battery storage system and an 'Eddi' water heating means the property enjoys the comfort of energy saving measures reducing the overall running costs. The accommodation is warmed by a conventional as central heating system with a recently replaced boiler and the hot water can also be heated from the boiler too, supplementing the 'Eddi' system. Outside, there are gardens to the front and rear, off road parking and a garage adjoining the property which could also be converted to further accommodation if desired making this property a truly versatile home for a number of living requirements.

## LOCATION

Neatly tucked away in a cul-de-sac location, the beaches at Totland Bay and Colwell as well as the Turf Walk are within close proximity and there is also access via local footpaths and bridleways to miles of surrounding downland and coastal walks where one can take in the stunning scenery across the West Wight. Freshwater village with its range of shops, services and amenities is approximately a mile away and the harbour town of Yarmouth with its range of pubs and restaurants, excellent sailing facilities and mainland ferry terminal is within a ten minute drive.

## ENTRANCE HALL

2.30m x 1.60m (7'6" x 5'2")

A spacious reception area with recessed entrance door and featuring a built-in cloaks cupboard and an airing cupboard housing the hot water tank with an 'Eddi' eco hot water control system fed from the solar energy. A few steps lead down to the inner hallway with access to the bedroom wing.



## WC

### LOUNGE/DINING ROOM

3.60m max x 6.50m (11'9" max x 21'3")

A spacious and bright dual aspect room with a large westerly facing window enjoying a view through the properties opposite to the sea and mainland coast beyond. The two large side angular bays flood southerly light into the room.

### KITCHEN

3.50m x 2.70m (11'5" x 8'10")

A well proportioned again with a dual aspect including a door to the garden and a southerly angular bay window to the side. The kitchen is fitted with ample storage including cupboards drawers and work surfaces with space for freestanding undercounter washing machine and dishwasher together with an integrated electric eye level double oven and a ceramic hob. The gas central heating boiler is neatly wall mounted to one corner.

### SHOWER ROOM

2.20m x 2.90m (7'2" x 9'6")

A smart and well fitted space with a good sized walk-in shower cubicle and fitted bathroom furniture incorporating a WC, wash basin and storage.

### BEDROOM 1

3.50m x 3.25m to wardrobes. (11'5" x 10'7" to wardrobes.)

A large master bedroom featuring a run of useful fitted wardrobe cupboards and matching chest of drawers.

### BEDROOM 2

3.35m max x 2.80m max (10'11" max x 9'2" max)

Another generous double bedroom in an L'shaped style again featuring ample built-in wardrobe space and a recessed sink unit.

### BEDROOM 3

2.90m x 2.60m (9'6" x 8'6")

Another double room featuring a built-in recessed wardrobe cupboard and a fitted sink unit.

### BEDROOM 4/SNUG

3.55m x 2.45m (11'7" x 8'0")

Another double bedroom currently being used as a snug sitting room.

### SHOWER ROOM

1.80m x 1.65m (5'10" x 5'4")

a second and useful facility with a shower cubicle vanity wash basin and WC.







## OUTSIDE

To the front of the property is a good sized open plan area of garden mainly laid to lawn with a range of plants and shrubs. There is off road parking for two cars side by side as well as access to the GARAGE 5.90m x 2.30m with an up and over door, power/light, a mezzanine storage area and door to the rear. The garage also houses the solar panel control system and the battery storage.

There is access both sides of the property to the rear garden, which is terraced and mainly laid to lawn together with a paved patio area and a small vegetable garden with a greenhouse adjacent. From the upper terrace you can also enjoy the view across rooftops to the sea and mainland coastline.

## COUNCIL TAX BAND

D

## EPC RATING

D

## TENURE

Freehold

## POSTCODE

PO39 0EE

## VIEWING

Strictly by appointment with the selling agent Spence Willard.

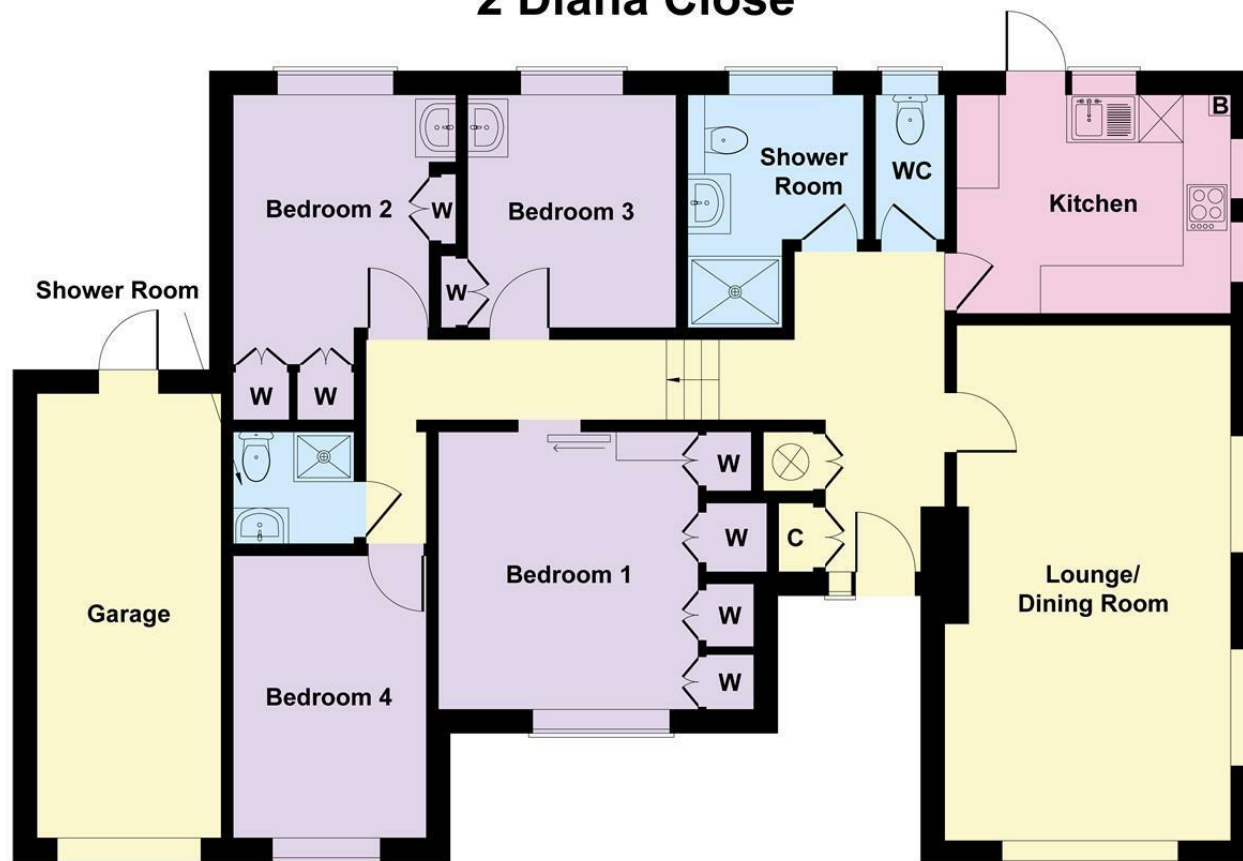








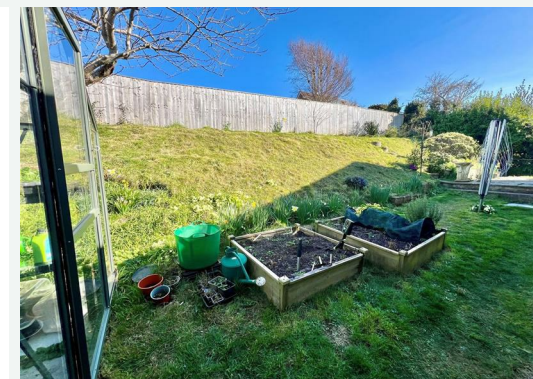
## 2 Diana Close



### 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.

**Produced by Potterplans Ltd. 2025**



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