

SPENCE WILLARD



Killanley Madeira Lane, Freshwater, PO40 9SP

A detached three bedroomed chalet style bungalow within a 5 minute walk of the seafront at Colwell Bay. Garage and parking.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



A detached three bedroomed bungalow within a 5 minute walk of the seafront at Colwell Bay. The bungalow itself sits well back in its own plot and briefly comprises an entrance hall, a living room with sliding double glazed door into rear garden, a separate dining room, a kitchen, a bathroom and a double bedroom on the ground floor. Moving upstairs there are two more double bedrooms and there is an attached garage and rear store to the side. The front garden offers parking for a number of vehicles and has a garden with some planted shrubs and is mostly laid to lawn. The rear garden offers a raised patio with a mature lawned garden with well planted borders including a silver birch tree to the rear.

LOCATION

The bungalow is located down a lane on the fringes of Colwell Bay with pedestrian access to the seafront and on a none through road. Most of the properties in the area are of a similar age and the majority are also bungalows with some more modern building completed in more recent times. The shops and amenities in Freshwater Village are a 10-15 minute walk away or less than 5 minutes by car and there are local seafronts at Totland Bay and Freshwater Bay nearby to enjoy as well as numerous countryside walks including Golden Hill Fort Country Park. The nearest ferry to and from mainland UK via Lymington is less than a 10 minute drive away in nearby Yarmouth and offers regular crossings all year round.

HALL

Double glazed door to outside, a built in cupboard and access to

LIVING ROOM

4.555 x 3.615 (14'11" x 11'10")

A good sized living room with fireplace, window and door to outside rear and internal glazed door into

DINING ROOM

3.500 x 2.690 (11'5" x 8'9")

A useful room currently used as a dining room but could be utilised as a home office or hobby room etc as desired. Window to rear overlooking garden.

KITCHEN

2.800 x 2.960 (9'2" x 9'8")

Offering a good range of wall and floor mounted kitchen units and work surface areas, an inset one and half sink unit, an electric hob, integral double oven and grill, space and plumbing for a washing machine and a modern Worcester Bosch wall mounted gas combination boiler. There is a window and double glazed door to the side.

BEDROOM THREE

3.685 x 2.735 (12'1" x 8'11")

A double bedroom with window to the front

BATHROOM

2.735 x 2.600 (8'11" x 8'6")

Comprising a bath, vanity unit with inset wash hand basin and a WC. Obscure widow to front.

FIRST FLOOR LANDING

Stairs to and from first floor with loft access and doors to

BEDROOM ONE

4.570 x 3.585 (14'11" x 11'9")

A good sized double bedroom with some eaves storage and window overlooking rear garden and beyond.

BEDROOM TWO

3.640 x 3.585 (11'11" x 11'9")

Another double/twin room with window to front.

GARAGE

A single garage with up and over door to the front and window to the rear.





OUTSIDE

There is plenty off road parking on the drive which leads to garage and main entrance. The front garden is mostly laid to lawn with some shrubs. There is access down the side of the bungalow to the rear garden which offers a raised patio area with access to and from the living room, mature planted and landscaped flower beds with an array of shrubs and plants with a silver birch tree to the rear of the lawned area. There is also access to a useful store between garage and main bungalow at the rear.

TENURE

Freehold

COUNCIL TAX BAND

D

EPC RATING

C

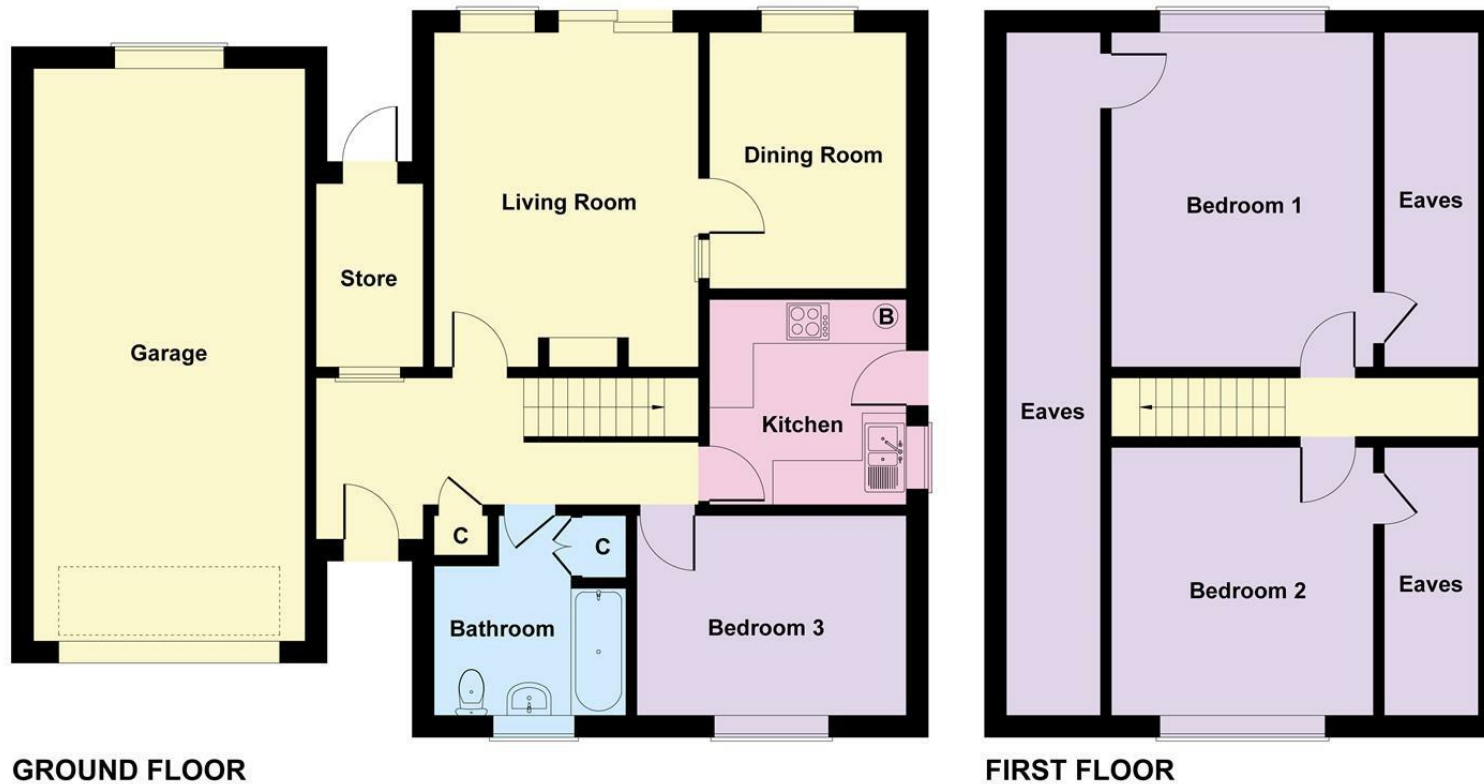
VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





Killanley



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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