

SPENCE WILLARD



4 Windsor Drive, Freshwater, PO40 9GB

A well proportioned three bedroomed detached bungalow with Conservatory and Sun Room built 2018 with Remainder of 10 Year Warranty included.

VIEWING

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A detached three bedroomed bungalow built in 2018 and comprising a large hall, a living/dining room, a sun room, a kitchen/breakfast room, a conservatory, a family bathroom and three bedrooms with Master Ensuite. Moving outside to the front there is ramped access to open covered porch, a lawn with rose hedging and some shrubs, off road parking for two vehicles and gated access to a generous, pretty rear garden with far reaching countryside views and wood built hobby room/workshop and another wood shed.

LOCATION

Windsor Drive is actually a small cul-de-sac of bungalows built in 2018 within a mile of the amenities and shops in Freshwater Village and a five minute drive of the local ferry terminal at Yarmouth with regular crossings to and from mainland UK via Lymington. The beaches at Colwell Bay, Freshwater Bay and Totland bay are also nearby and there are numerous countryside walks to enjoy ideal for dog walking etc. not least the popular causeway walk with cycle and walking access to Yarmouth utilising the old railway line route and running parallel with the Yar Estuary.

HALL

A wide hall ideal for wheelchair access if needed with doors off to:

LIVING/DINING ROOM

5.35 x 4.55 (17'6" x 14'11")

A generous living space with fireplace and room for a table and chairs. There is a set of double patio doors leading into a sun room overlooking rear garden and a second set of patio doors lead into a separate conservatory too giving plenty of room for a family to spread out.

SUNROOM

4.30 x 2.30 (14'1" x 7'6")

A great space to sit and enjoy the garden and views beyond with "Greenspace" roof to keep it cool with approximately 8 years left on the guarantee as built after main construction by current owners.

CONSERVATORY

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

Another light and airy space with a number of uses including additional seating, hobby room etc.

KITCHEN/BREAKFAST ROOM

3.80 x 2.85 (12'5" x 9'4")

A good range of wall and floor mounted kitchen units with ample work surface areas over including an inset one and a half sink and drainer. There is a ceramic hob with extractor over and an integral double oven/grill included and there is plumbing in place for a dishwasher if desired. The kitchen has a window to the rear and there is also a wall mounted gas combination boiler.

BEDROOM ONE

3.97 x 3.76 (13'0" x 12'4")

A good sized double bedroom with window overlooking front garden and internal door to:

ENSUITE

Comprising a shower, WC and wash hand basin plus heated towel ladder. Obscure window to side.

BEDROOM TWO

3.84 x 2.90 (12'7" x 9'6")

Another double room with window to the front overlooking garden.

BEDROOM THREE

3.80 x 2.20 (12'5" x 7'2")

A large single room with window to side.

BATHROOM

The bathroom offers a panel bath with separate shower over, a WC and a wash hand basin. There is a heated towel rail included and obscure window to the side.





OUTSIDE

The bungalow nestles in a good size plot with a ramped access to the front, a small lawned area and some planted shrubs and a pretty climbing rose through fencing plus off-road parking for two vehicles. There is gated access to the rear garden which affords some far reaching views across the local countryside and beyond. The garden itself has been landscaped by the current owners to provide a well planted mix of flowers, shrubs and defined seating areas including patio to fully enjoy the sunny aspect. In addition there is a wood built workshop/hobby room with potential to be used as a home office if desired and another garden shed is also included in the sale.

TENURE

Freehold

COUNCIL TAX BAND

D

EPC RATING

B

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater







4, Windsor Drive



GROUND FLOOR

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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