

SPENCE WILLARD



3 Locksley Close, Freshwater, Isle of Wight, PO40 9PG

A very well presented semi-detached three bedroomed bungalow with large attic room, outside hobby room and plenty of parking. Ensuite to master bedroom and a separate shower room.

VIEWING

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This semi-detached bungalow offers more than first meets the eye and briefly comprises: off road parking for 3-4 vehicles to the front, side access with wood shed and landscaped low maintenance rear gardens. Moving inside there is a good sized I-shaped entrance hall, leading to a living room, a spacious kitchen/dining room with patio doors to outside gardens and internal stairs to a large attic room with two Velux windows and cupboard housing gas combination boiler. Downstairs there is a master bedroom with ensuite bath and shower room, a smaller double and a large single room currently used as an office by the owners. Outside there is also a craft/hobby room with power and light.

LOCATION

Situated at the top end of Queens Road adjacent to the ever popular Pound Green, this small close is a mix of a handful of bungalows and small houses. The location is also close to various countryside walks with the seafronts at Freshwater Bay, Totland Bay and Colwell Bay within a couple of minutes drive away. The shopping centre at Freshwater Village is a 5-6 minute drive away and offers a good range of shops, eateries and supermarkets. There is also a health centre, a sports centre with indoor swimming pool and a library. The nearest ferry to and from mainland UK via Lymington is within a 10 minute drive with regular crossings for both vehicles and pedestrian passengers alike.

HALL

A light and airy hall with coat hanging area and doors off to.

LIVING ROOM

4.355 x 3.270 (14'3" x 10'8")

A comfortable room with bay window to the front, a feature electric remote control fire on old chimney breast and sliding door into.

KITCHEN/DINING ROOM

8.965 x 3.165 (29'4" x 10'4")

A fabulous room for entertaining with room for a family size table and chairs and two sets of floor standing units with worksurfaces over, one with inset sink and drainer and the other side having inset gas hob with cooker hood over, built-in Double oven/grill, a dishwasher, a fridge and a freezer. The units also have mood lighting at the bottom and there is plenty of ceiling downlighting too. There are windows to the side overlooking rear garden and double patio doors also lead outside making this a great room for get togethers with family and friends. There is also a more recently added staircase which leads to and from an attic room with two Velux windows ideal for hobbies etc and there is also a small cupboard on the landing with gas combination boiler inside.

SHOWER ROOM

Obscure window to rear and comprising of a shower cubicle, a WC and wash hand basin. There is also a heated towel rail.

BEDROOM ONE

4.575 x 3.065 (15'0" x 10'0")

A generous double room with patio doors to the rear and internal door leading into.

ENSUITE BATH AND SHOWER ROOM

3.065 x 2.155 (10'0" x 7'0")

Offering the best of both worlds with curved shower, free standing bath, WC and pedestal wash hand basin. Window to front.

BEDROOM TWO

3.175 x 2.800 (10'4" x 9'2")

A double bedroom with window to front.

BEDROOM THREE/OFFICE

2.800 x 2.655 (9'2" x 8'8")

Currently utilised as an office by current owners, but originally third bedroom with window to the front.

STAIRS TO FIRST FLOOR

Installed by current owner in more recent years leading to and from small landing area with cupboard housing modern gas combination boiler. Door off to





ATTIC ROOM

4.315 x 2.960 (14'1" x 9'8")

A good size and bright room with two Velux windows currently used as an occasional bedroom with potential to be a hobby room etc etc.

OUTSIDE

To the front there is off-road hardstanding parking for several vehicles and access to side with wood shed leading into bright and sunny rear garden which has been landscaped by current owners. There is an additional cabin style hobby room with a variety of uses and benefitting from having power and light attached to main property.

TENURE

Freehold

COUNCIL TAX BAND

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EPC RATING

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VIEWING

Strictly by appointment only via Spence Willard estate Agents in Freshwater





3, Locksley Close



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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