

SPENCE WILLARD



8 Makings Close, Freshwater, Isle of Wight

A well maintained and spacious detached three bedroom bungalow tucked away in the corner of a quiet cul-de-sac location close to Freshwater Bay.

VIEWING

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



This delightful property offers bright, airy living spaces and benefits from thoughtfully designed rear extensions that enhance both comfort and functionality. A welcoming entrance hall and porch, lead to a generously sized lounge/dining room featuring a charming bay window and access to a conservatory overlooking the rear garden. The well-equipped kitchen is complemented by a highly practical utility room extension. In addition, you will find three spacious bedrooms, including one with its own en suite shower room, along with a large family bathroom perfect for modern living. Outside, the home enjoys beautifully landscaped and well-stocked gardens to both the front and rear. A garage with driveway parking adds further convenience. This property combines space, and practicality, making it a truly appealing opportunity for anyone seeking a comfortable home.

LOCATION

Nestled in a quiet cul-de-sac among similar bungalows, this property offers convenient access to a well loved nearby shop and the popular Piano Café. Just a few minutes further walk you'll find the beach and a beautiful Nature Reserve, along with scenic footpaths that lead to miles of stunning downland and coastal walks. The Freshwater village centre, less than a mile away, provides a good selection of shops and local amenities. For further connections, the picturesque harbour town of Yarmouth—with its mainland ferry terminal—is only a ten-minute drive.

ENTRANCE PORCH

A good sized area with ample space for coats and shoes.

ENTRANCE HALL

A welcoming hallway featuring a built-in double storage cupboard as well as a linen cupboard which houses the 'Vaillant' gas central heating boiler. There is also access to the loft space with a pull-down loft ladder.

LOUNGE/DINING ROOM

6.80m plus bay x 3.65m (22'3" plus bay x 11'11")

A large reception room with a bay window to the front and a feature fireplace with a modern flame effect electric fire as a focal point. Sliding doors lead to:

CONSERVATORY

3.75m x 2.65m (12'3" x 8'8")

A bright and comfortable space with over looking the rear garden and double doors provide access out to the garden and patio.

KITCHEN

4.20m x 2.70m (13'9" x 8'10")

Well fitted with a good range of cupboards, drawers and work surfaces providing ample storage. There is an integrated electric double oven and a gas hob with a cooker hood over. In addition there is space for an upright fridge/freezer and a slimline dishwasher.

UTILITY ROOM

2.65m x 1.70m (8'8" x 5'6")

An extremely useful space with access out to the rear garden and offering further valuable storage and work surface with an inset sink unit.

BEDROOM 1

4.00m x 3.45m (13'1" x 11'3")

A large double bedroom featuring an outlook to the front and built-in wardrobes with sliding mirror fronted doors.

BEDROOM 2

2.70m x 3.30m plus door recess (8'10" x 10'9" plus door recess)

Another generous double bedroom with an outlook to the front.

BEDROOM 3

3.00m x 2.70m (9'10" x 8'10")

Another good sized bedroom overlooking the rear garden and featuring an en suite shower room.

EN SUITE SHOWER ROOM

with shower cubicle, WC and wash hand basin.

BATHROOM

2.50m x 1.65m (8'2" x 5'4")

A large family sized bathroom with suite comprising WC, wash basin and a bath with a shower unit over.





OUTSIDE

To the front of the property is a good sized area of garden mainly laid to lawn and stocked with a variety of established plants and shrubs. A pathway leads to both the front entrance around to both sides of the property via gated accesses into the rear garden. There is off road parking to the front which allows access to the GARAGE - 5.05m x 2.75m (16'6" x 9'0") with up and over door, a vaulted ceiling, power/light and a window to the rear. Behind the garage sits a useful timber garden shed.

The rear garden is enclosed by fencing and has been attractively landscaped to feature a block paved patio area adjacent to the main lawn which is bordered by well planted flower/shrub beds as well as a raised vegetable bed. A good sized timber garden store provides good storage and sits neatly to one corner. Along the side of the property there is an additional small timber tool shed adding to the outside storage.

COUNCIL TAX BAND

E

EPC RATING

D

TENURE

Freehold

POSTCODE

PO40 9RQ

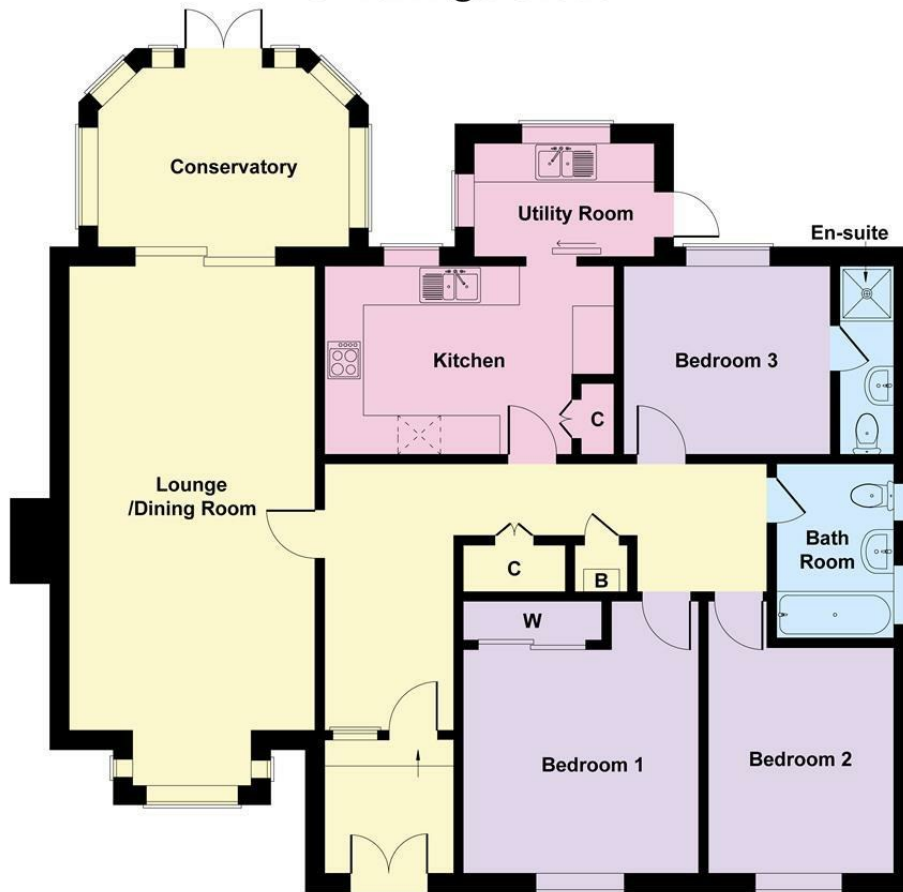
VIEWING

Strictly by appointment with the selling agent Spence Willard.





8 Makings 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.

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