

SPENCE WILLARD



13 Old School Close, Freshwater, Isle of Wight, PO40 9FT

A semi-detached modern three storey home with three bedrooms,(one ensuite), large conservatory and off-road parking situated in Freshwater Village.

VIEWING

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A modern semi-detached home upgraded further to provide a large conservatory, additional kitchen units and water softener, an improved cloakroom and some built-in wardrobes etc, This three storey family home has three bedrooms with one offering ensuite shower room, a separate bathroom, a cloakroom with WC plus a good sized kitchen with breakfast bar and a living room. Outside there is off-road parking for two vehicles and the rear gardens have been carefully landscaped to provide various seating spots to take advantage of the sunny garden on both paved patios and gravelled areas enclosed by wood fencing and some planted areas. There is access to and from the parking area via wood gate.

LOCATION

Old School Close was built on the site of the former West Wight Middle School and has an established network of footpaths to local village and surrounding country and coastal footpaths. The main shops in Freshwater Village are a stones-throw away and offer a mix of bespoke shops with some well known supermarket chains, a range of eateries and amenities include a health centre, a sports centre with pool and a library. The harbour town of Yarmouth with car ferry links to and from mainland UK via Lymington is within a 10 minute drive away with regular sailings offered all year round.

HALL

A good sized hall with turned stairs to first and second floors with doors off to:

CLOAKROOM

WC and wash hand basin with obscure window to front.

KITCHEN

4.320 x 2.400 (14'2" x 7'10")

Offering a good range of wall and floor mounted kitchen units with ample worksurfaces and a matching breakfast bar. The kitchen includes an inset one and a half sink and drainer with water softener, space and plumbing for a washing machine and dishwasher, an inset four burner gas hob with electric double oven and grill under with cooker hood over and space for an upright fridge/freezer. The kitchen benefits from downlighting and there is a window to the front providing a good amount of natural light.

LIVING ROOM

4.790 x 3.455 (15'8" x 11'4")

With double patio doors leading to and from conservatory and window to the rear plus useful built-in storage cupboard.

CONSERVATORY

3.980 x 3.370 (13'0" x 11'0")

Providing an abundance of natural light with solid glass roof. Currently used as a dining area but with ample room for additional seating as desired, the conservatory is a really practical addition to this modern home and offers access to and from the rear gardens via double patio doors.

FIRST FLOOR LANDING

Turned stairs to ground floor and second floor, two built-in airing and storage cupboards with doors off to:

BEDROOM ONE

4.240 x 2.680 (13'10" x 8'9")

A generous double bedroom with two windows to the rear providing plenty of natural light, built-in wardrobes across one wall and door to :

ENSUITE

Comprising a shower cubicle, WC ,wash hand basin and extractor fan.

BEDROOM TWO

3.330 x 2.510 (10'11" x 8'2")

Window to front.

FAMILY BATHROOM

2.140 x 1.875 (7'0" x 6'1")

A fully tiled family bathroom comprising a bath with shower attachment over with glass screen, a WC, pedestal wash hand basin and heated towel ladder.



**SECOND FLOOR LANDING**

Turned stairs to and from first floor with built-in cupboard and storage area with door into:

BEDROOM THREE

4.580 x 3.585 max. (15'0" x 11'9" max.)

Another good sized room with two Velux windows, built-in wardrobe space and under eaves storage areas.

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





13 Old School Close



GROUND FLOOR

FIRST FLOOR

SECOND 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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