

SPENCE WILLARD



Woodlands, Norton, Yarmouth, Isle of Wight

A truly impressive, detached bungalow located in a prime position with the benefits of a recent major refurbishment which included two extensions.

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Woodlands occupies one of the best locations in Westhill with a wonderful private garden to the rear and sitting independently of others. This immaculate property was the subject of a recent and thorough refurbishment which included a large kitchen/diner extension with roof atrium skylight, off the rear and a substantial brick-built workshop adjoining the northern end of the garage. The property is surrounded on two sides by protected picturesque wildflower meadows (SSSI, with rare orchids)

This good-sized property benefits from 3/4 bedrooms. There is a large ensuite with walk in power shower with his and her sinks set in a solid oak worktop. The living room has a woodburning stove and a wooded mantel. There is a snug, a kitchen with NEFF appliances, a large utility room with solid worktops and a garden room/dining area with great aspects to the front and rear. Near Bedrooms 2 and 3 there is a separate family bathroom. It has been neutrally refurbished to a high standard and offers a new owner a 'turnkey' opportunity to live in an excellent position, a short walk from the beach as well as the historic harbour town of Yarmouth. Around 300m from the property there is access to miles of stunning coastal footpaths with Fort Victoria Country Park with woodland walks, close by. There is a bus stop on Halletts Shute, again, a short walk from the property.

Woodlands enjoys a well-considered layout, with an attractive entrance hall leading to the principal rooms. The main sitting room benefits from a wood burner and there is plenty of natural light from its double aspect. A major feature to the property is the stunning kitchen/diner, which has created an attractive light and airy space to entertain and enjoy the views across the enclosed garden. The bespoke kitchen has a good range of wall and base units, and the dining area is large with a skylight window, flooding the room with masses of natural light. The large bi-fold doors in the garden room open completely to provide a seamless flow to the garden when entertaining. There is a raised hard terrace leading towards the formal lawn. The property has replacement bathrooms – all of which were done to a high standard.

Outside The property enjoys a large plot with grounds that surround it. There is ample parking on the front drive and a 'hidden' parking area - a perfect space large enough to hide a motorhome, caravan, boat trailer or several vehicles. There is essentially parking for several cars and a large garage with electric door, attached to the southern side of the house. The garage has power and light and the extremely well-equipped recently extended workshop also has overhead fluorescent lighting, plenty of sockets and workbenches. The workshop is of brick construction and was granted planning permission at the same time as the kitchen/diner application. There is a beautiful private garden with a good range of hedging and mature shrubs. The garden has a summerhouse, a large shed and a green house.

Tenure Freehold

Services All main services are connected to the property

EPC Rating F

Council Tax Band E

Postcode PO41 ORT

Viewings Strictly by appointment with the sole selling agents, Spence Willard.







Ground Floor

Approx. 215.3 sq. metres (2318.0 sq. feet)



Total area: approx. 215.3 sq. metres (2318.0 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

Woodlands, Sconce Road, Norton

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.