

SPENCE WILLARD



3 Parkway, Freshwater, Isle of Wight, PO40 9DQ

*A chain-free detached recently extended and modernised two bedroom bungalow with garage and parking located on the fringes of Freshwater Village.*

VIEWING

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Extended and extensively modernised in recent times and offered for sale with no onward chain.

On entering the property via double glazed porch, you have an internal glazed door into the main living room with its feature recessed fire place available for log burner/gas fire etc as desired and access to other rooms including the recently extended new kitchen/dining room, two bedrooms and a new shower room. From the kitchen there is internal access to the garage and double patio doors lead out onto rear decked area and gardens beyond. The rear garden also has a feature brick built summerhouse and there is off-road parking on block drive for 2-3 vehicles at the front.

**LOCATION**

Situated on the fringes of Freshwater this area is predominantly bungalows and houses of various ages. The nearest shops and amenities at Freshwater Village are a 5 minute drive away and offer an array of well known supermarkets, some bespoke outlets, a library, a health centre with indoor pool and a garden centre. There are also two local pubs and a few cafes, restaurants and takeaways to enjoy. The nearest ferry service to and from UK mainland via Lymington is at nearby Yarmouth, less than 5 minutes away with regular sailings all year round.

**PORCH**

1.918 x 1.065 (6'3" x 3'5")

A double glazed porch with access from front parking area into:

**LIVING ROOM**

5.160 x 3.925 (16'11" x 12'10")

A light and airy room with window to the front, feature recessed fireplace,(currently not used) and doors off to

**KITCHEN/DINING ROOM**

6.660 x 1.745 (21'10" x 5'8")

Extended in mid 2025 by the current owner to provide a larger kitchen and dining area with double patio doors to rear garden and two further windows providing an abundance of natural light. The new kitchen offers a good range of wall and floor mounted units complemented by ample worksurface areas with inset one and half sink and drainer, inset hob with oven under and cooker hood over. Pedestrian access to garage.

**INNER LOBBY**

Internal doors to;

**BEDROOM ONE**

3.755 x 2.20 (12'3" x 7'2")

A double bedroom with window to front.

**BEDROOM TWO**

3.125 x 2.735 (10'3" x 8'11")

Window to rear overlooking garden

**SHOWER ROOM**

With double shower , vanity unit with inset sink and WC.

Towel ladder included and obscure window to rear.

**GARAGE**

5.340 x 2.660 (17'6" x 8'8")

Up and over door, window to side and pedestrian access to and from kitchen.

**ADDITIONAL INFORMATION**

The current Vendor has carried out a number of improvements over the last 12-18 months including the addition of a rear extension providing a larger kitchen/dining room, extensive electrical works, new windows and doors, a new shower room, a new gas combination boiler etc etc.



**OUTSIDE**

Outside to the front, there is off-road parking on block paved drive for 2-3 vehicles, access to garage and main entrance plus access down the side to rear garden.

The rear garden is mostly laid to lawn with mature planting, a new decked area with access to and from bungalow and a brick built and double glazed summerhouse can be found midway down the garden ideal for hobbies or a quiet place to sit and enjoy the garden. There is also a shed included in the sale.

**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 Parkway



## 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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