

SPENCE WILLARD



Edelweiss, Fine Lane, Shorwell, Isle of Wight

A neatly presented and 'Chain Free' detached two-bedroom bungalow set within this charming West Wight village, complete with generous parking and enclosed gardens.

VIEWING

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



The property has been thoughtfully upgraded in recent years to create a comfortable and well-appointed home. The generous lounge/diner enjoys a dual aspect and access to the rear garden. The kitchen features modern units as well as a number of integrated appliances and the cloakroom WC with utility cupboard can neatly accommodate a washing machine and tumble dryer. In addition, there are two good bedrooms complemented by a modernised shower room providing an excellent and practical facility. The accommodation features double glazed windows and is warmed by an LPG Gas fired central heating system. Outside, there are gardens to the front and rear, both pleasantly enclosed and featuring ample parking to the front and an easily managed garden to the rear with a summer house, ideal for relaxation.

LOCATION

Tucked away along Fine Lane, the property sits within easy reach of the characterful village centre and is only a short walk from the local bus route, village pub and church. A network of nearby footpaths and bridleways offers access to miles of downland and coastal walks with truly breathtaking scenery. The neighbouring village of Brighstone provides additional facilities, including a doctors' surgery and primary school around two miles away, while Newport, the Island's commercial hub with its shops, services and amenities, is approximately a 15-20 minute drive. Altogether, this is an ideal setting for those seeking a rural village lifestyle with excellent walking opportunities yet convenient access to everyday essentials.

ENTRANCE HALL

CLOAKROOM/UTILITY

A very useful facility with WC and wash basin together with a fitted utility cupboard housing the calor gas central heating boiler and space to stack a washing machine and tumble dryer.

LOUNGE/DINER

20'8" x 10'2"

A generous and inviting reception room enjoying a pleasant outlook to the front, with patio doors opening directly onto the rear garden. There is ample space to arrange both comfortable seating and a dining table, while the fireplace complete electric fire and attractive surround creates a charming focal point.

KITCHEN

10'2" x 8'0"

Well fitted with a range of modern cupboards and drawers, complemented by work surfaces incorporating an inset sink unit. In addition, there is an integrated dishwasher as well as an electric oven and a ceramic hob with cooker hood over. There is also space to house an upright fridge/freezer.

BEDROOM 1

11'1" x 10'0"

A generous double bedroom with an outlook to the rear and featuring wardrobe cupboards with matching bedside chest of drawers.

BEDROOM 2

13'9" x 7'4"

Another good bedroom with a dual aspect to the front and side.

SHOWER ROOM

10'0" x 5'1"

Well appointed with a modern suite comprising a walk-in shower cubicle, together with fitted furniture incorporating storage and a vanity wash basin and WC with concealed cistern.

OUTSIDE

The front garden is enclosed by hedging and fencing and features a five-bar gated vehicular entrance opening onto a driveway with space for at least two cars. A lawned area discreetly conceals the submersed LPG storage tank, while gated access on both sides of the property leads through to the rear garden for added convenience.

The rear garden is enclosed by fencing and enjoys a sunny south-easterly aspect with good privacy. Mainly laid to lawn, it is attractively stocked with a variety of plants and shrubs, including established rose bushes. A useful timber shed occupies one corner, while a charming hexagonal summer house sits in the opposite corner, an inviting spot to retreat and unwind.

COUNCIL TAX BAND

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EPC RATING

D

TENURE

Freehold

POSTCODE

PO30 3JY

VIEWING

Strictly by prior appointment with the selling agent Spence Willard.



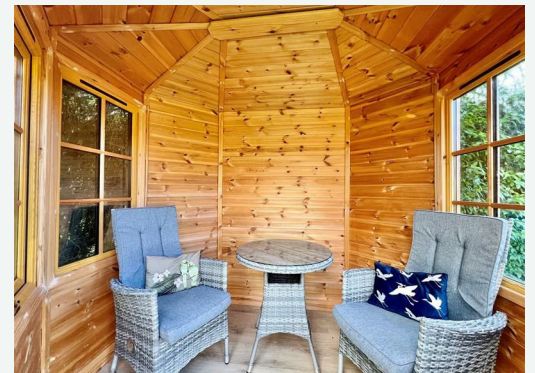
Edelweiss



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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