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wright  
estate agency



**£439,995**

119 School Green Road, Freshwater, PO40 9AZ





Set along the tranquil School Green Road in Freshwater, this impressive detached house offers a spacious and comfortable family living experience. Spanning an impressive 1,830 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families seeking room to grow.

The home features three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy family gathering or hosting friends, these versatile areas can cater to all your needs. Additionally, the property includes two modern bathrooms, utility room, ground floor wc, modern kitchen and spacious and welcoming hallway ensuring convenience for busy households.

One of the standout features of this residence is the generous off-road parking, accommodating up to seven vehicles, which is a rare find in many homes. This feature is particularly beneficial for families with multiple cars or for those who enjoy hosting guests. The additional garden and parking area has recently been purchased and is included within the sale.

The large garden surrounding the property offers a perfect outdoor retreat, ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air. The location is also advantageous, being in close proximity to local schools, making the morning school run a breeze.

In summary, this very large family home on School Green Road is a wonderful opportunity for those seeking a blend of space, comfort, and convenience in a peaceful setting. With its ample parking, spacious interiors, and lovely garden, it is sure to appeal to families looking for their next dream home.

The main shopping area of Freshwater village is close by, within an easy walk where you will find a number of facilities including a Sainsbury's local, Co-Op stores, library, hairdressers, doctors and health centre, pharmacy, dentists, West Wight Leisure Centre and a number of regular bus routes serving Newport centre and Yarmouth.



Hallway	11'10" x 11'11"
Sitting Room	15'1" x 13'10"
Study	10'11" x 9'11"
Utility Room	6'5" x 4'11"
Cloakroom wc	5'2" x 4'3"
Dining Room	14'11" x 13'5"
Kitchen	13'5" x 11'3"
<b>First Floor - Landing</b>	
Bedroom 1	15'0" x 13'4"
Bedroom 2	12'10" x 12'3"
Bedroom 3	11'10" x 11'10"
Bathroom wc	10'11" x 5'11"
Shower room wc	6'10" x 6'10"

**Parking**

This property has over recent times purchased an additional section of land which provides off road parking for over 7 cars. This area also has a car port, timber shed / workshop and seating areas.

**Garden**

The large garden surrounding the property offers a perfect outdoor retreat, ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air. The garden is mainly laid to lawn with a great selection of mature trees and shrubs, garage/ workshop, potting area, patio areas and side access to both sides of the property. This garden really does have something for everyone.

**Council Tax**

Band E

**Tenure**

Freehold


**Services**

Mains water, drainage, electric and gas.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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