

SPENCE WILLARD



100 Collards Close, Freshwater, Isle of Wight, PO40 9JW

A "chain free" detached three bedroomed bungalow with garage and parking occupying a generous plot at the bottom of a cul-de-sac in Freshwater.

VIEWING

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A chain free detached bungalow located at the end of a cul-de-sac within a few minutes walk of Freshwater Village. To the rear you have private gated access to Golden Hill Fort Country Park ideal for dog walking or just taking in great views of surrounding countryside and some distant sea views.

Moving inside the property from the front parking area with own detached garage, you enter the property via enclosed porch then into living room. The living room is a generous size and can take a dining table and chairs plus a three-piece suite as desired. From here you can access is a fitted kitchen with some built-in appliances and an outside door takes you into the rear garden. The the living room also has access to inner lobby leading to three bedrooms and a shower room.

Outside there is ample parking for at least two vehicles plus a single garage with lawned area and access to the rear landscaped gardens which enjoy a good amount of sun through the day.

LOCATION

The property is conveniently situated close to the village centre and within a short walk of the shops, services and amenities including a health centre, a sports centre with indoor swimming pool and a library. The local beaches in Totland, Colwell and Freshwater Bays are all nearby too and the harbour town of Yarmouth with its mainland car ferry terminal and sailing facilities, is within a ten minute drive with regular sailings to and from mainland UK via Lymington.

PORCH

A double glazed porch with internal door into:

LIVING ROOM

5.150 x 5.105 max. (16'10" x 16'8" max.)

A great light and airy space with a bow window to the front and plenty of space for a table and chairs and three-piece suite as desired. Door to:

KITCHEN

5.000 x 2.500 (16'4" x 8'2")

A well appointed galley style kitchen with a good range of built-in kitchen units with ample worksurface space over with inset one and a half sink and drainer. Integral appliances include a a double oven/grill, a gas hob with cooker hood over and an integral fridge/freezer. There is also space and plumbing for a washing machine. Window and glazed door to the rear.

INNER LOBBY

A small access point between the main living areas and the bedrooms with internal doors leading to:

BEDROOM ONE

4.105 including fitted wardrobes x 2.800 (13'5" including fitted wardrobes x 9'2")

Another light and airy room with a three built-in double wardrobes and a window to the rear overlooking gardens.

BEDROOM TWO

3.195 x 2.620 plus doorway recess (10'5" x 8'7" plus doorway recess)

Another double bedroom with window to the front.

BEDROOM THREE

2.360 x 2.170 (7'8" x 7'1")

A single bedroom or study etc with window to the front.

SHOWER ROOM

2.785 x 1.785 including airing cupboard (9'1" x 5'10" including airing cupboard)

A well equipped room with walk-in shower, wash hand basin and WC. There is also an obscure window to the rear and a built-in airing cupboard with Valliant combi boiler.

DETACHED GARAGE

5.355 x 2.695 (17'6" x 8'10")

A good size single garage with up and over door from front drive, pedestrian door to the side and window to the rear, Power and light all connected.





OUTSIDE

The front is half driveway leading to the garage and the other half is mostly laid to lawn with access to main entrance and via wood gate to rear gardens.

The rear gardens are mostly laid to lawn with patio seating areas, some small fruit trees, and mature planting. There is also useful gated access to Golden Hill Fort Country Park or into the village and pedestrian access to the garage.

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

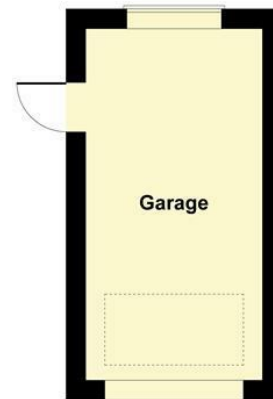




100 Collards Close



GROUND FLOOR



GARAGE

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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