

eastcoves@wright-iw.co.uk

wright  
estate agency



**£359,995**

Rostrevor Queens Road, Freshwater, Isle of Wight, PO40 9ET









Nestled in the charming village of Freshwater, this impressive semi-detached house on Queens Road offers a wonderful opportunity for family living. With three spacious bedrooms and three well-appointed bathrooms, this property is designed to accommodate the needs of a modern family comfortably.

The house boasts two inviting reception rooms and a good size kitchen providing ample space for relaxation and entertaining. The layout is both practical and welcoming, making it an ideal setting for family gatherings or quiet evenings at home. The potential for an annexe adds further appeal, allowing for flexible living arrangements. The annexe area currently has a large home cinema/ lounge, additional kitchen, and shower room, making it ideal for additional family members.

Outside, the property features a good-sized garden, perfect for children to play or for hosting summer barbecues. The off-road parking accommodates up to three vehicles, ensuring convenience for family and guests alike.

Situated close to local schools and village amenities, this home is perfectly positioned for those seeking a vibrant community atmosphere. The sought-after location enhances the appeal, making it a desirable choice for families looking to settle in a friendly neighbourhood.

In summary, this large family home in Freshwater presents an excellent opportunity for those seeking space, comfort, and a sense of community. With its attractive features and prime location, it is sure to attract interest from discerning buyers.



Hallway	
Lounge	13'9" x 12'5"
Kitchen/ diner	17'8" x 10'5"
Dining Room	10'5" x 8'6"
Additional Kitchen	
Shower Room	
Home Cinema/ Annexe Lounge	19'4" x 10'5"
Annexe Kitchen	10'2" x 7'10"
First Floor - Landing	
Bedroom 1	10'5" x 9'6"
Bedroom 2	12'7" x 9'10"
Dressing Area	
En-Suite	
Bedroom 3	8'6" x 7'7"
Shower Room	
Outside	
The rear garden is a good size and landscaped for a low maintenance feel. It has a good size patio area, family bar, decorative shingle, decking, mature shrubs, several outbuildings and summer house that doubles as a guest room.	
Parking	
The property has off road parking for several vehicles.	
Council Tax	
Band D	
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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

**wright**  
 estate agency