

SPENCE WILLARD



4 Fairfield Way, Totland Bay, Isle of Wight

A spacious and well-presented detached three bedroom bungalow conveniently located between Freshwater and Totland Bay villages.

VIEWING

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Offering spacious single-storey living, this home welcomes you with a practical porch and entrance hall leading to a modern kitchen and an airy L-shaped lounge/diner that opens straight onto the garden. Three well-proportioned bedrooms, a bathroom and a separate shower room provide flexibility for family life or visiting guests, all supported by gas central heating and double glazing for year-round comfort. Outside, The front garden delivers excellent kerb appeal along with generous parking and garage access. To the rear, the sunny landscaped garden is designed for enjoyment, with a central lawn, an elevated patio perfect for outdoor dining, a charming garden pond and a practical timber shed.

LOCATION

Fairfield Way is a residential road made up predominantly of bungalows, complemented by a small number of modern houses. It is conveniently positioned within a short walk or drive of Freshwater's main village centre, which offers a mix of independent and national retailers, cafés and essential amenities including a sports centre with indoor pool, a health centre and a library.

The seafronts at Totland Bay and Colwell Bay are also close by and easily reached on foot or by car. Transport connections across the Island are good, with regular bus services nearby, while the nearest mainland ferry link, providing frequent sailings to and from Lymington, is located at Yarmouth, just a 5-6 minute drive away.

PORCH

ENTRANCE HALL

Featuring access to the part boarded loft space with a fitted ladder and light. A built-in cupboard provides useful storage together with the airing cupboard housing the modern hot water tank fitted in recent times.

LOUNGE/DINER

6.00m max x 5.45m max l-shaped (19'8" max x 17'10" max l-shaped)

A generous room enjoying a sunny dual aspect with doors leading out to the rear garden. There is ample space for a sitting area adjacent to the feature stone fireplace, providing an attractive focal point as well as space for a dining table and chairs.

KITCHEN

3.90m x 3.45m (12'9" x 11'3")

Well fitted with a range of modern cupboards, drawers and work surfaces incorporating an inset sink unit and a built-in electric double oven and a gas hob with a cooker hood over. Further space is provided for a number of undercounter freestanding appliances. A 'Vaillant' gas central heating boiler (replaced around 4 years ago) is neatly concealed behind a wall cupboard. An external leads out to the side of the property and a bow window to the front provides an elevated outlook.

BEDROOM 1

4.35m into fitted wardrobes x 2.30m (14'3" into fitted wardrobes x 7'6")

A good sized double bedroom featuring a bow window to the front and fitted mirror fronted wardrobes providing excellent storage.

BEDROOM 2

3.90m x 3.50m (12'9" x 11'5")

Another sizeable double bedroom enjoying a sunny outlook over the rear garden.

BEDROOM 3

2.90m x 2.60m (9'6" x 8'6")

A generous third bedroom useable as a double room also enjoying a sunny outlook to the rear.

BATHROOM

2.30m x 1.80m (7'6" x 5'10")

A good sized bathroom featuring a suite comprising WC, vanity wash basin and a bath with a shower tap attachment. A chrome ladder towel radiator provides a practical source of heat.





SHOWER ROOM

Another useful additional facility with WC, vanity wash basin and a shower cubicle with an electric shower unit, together with an electric chrome ladder towel radiator.

OUTSIDE

To the front of the property is an ample block paved driveway with practical space for up to four cars as well as access to the detached GARAGE 5.15m x 2.55m (16'10" x 8'4") with up and a personal door to the side. In addition, there is a raised area of lawn bordered by plants and shrubs with a pathway leading to the front entrance. There is a gated side access to both sides of the property.

The rear garden is pleasantly landscaped and enclosed by fencing. The garden enjoys a sunny southerly aspect and features a lawned terrace with adjacent patio and steps/pathway leading up to another terrace where there is a garden pond, timber shed and an array of established plants and shrubs.

COUNCIL TAX BAND

E

EPC RATING

D

TENURE

Freehold

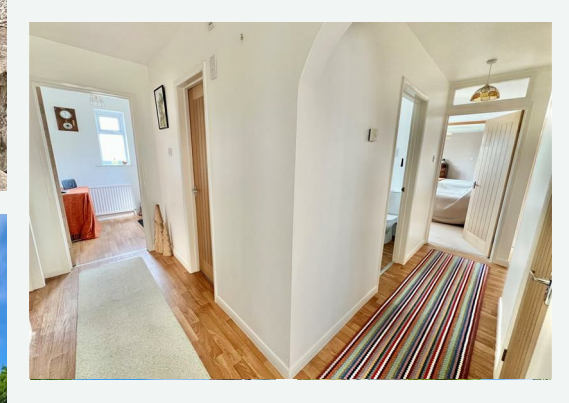
POSTCODE

PO39 0EF

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





4 Fairfield Way



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