

# SPENCE WILLARD



Vikings, Norton, Yarmouth, Isle of Wight

*Located in what is arguably one of the most sought after plots in Westhill is this, 4 bedroom bungalow, situated in a quiet, elevated position on the outskirts of Yarmouth with fine views and all within easy walking distance of the beach.*

VIEWING

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Vikings which is offered chain free occupies a truly stunning location with fabulous views from its high location. The property is located close to the top of this popular development and allows for long range views to the south and west across farmland and The Downs. The property benefits from a linked double garage and three decent bedrooms - the main bedroom is understood to have been incorporated as part of a wing extension of the house - which is over two levels. The property is in need of light renovation.

Its original owner was a ship builder with a local boatyard who meticulously maintained the property. The front door and its surrounds are made of quality hardwood with impressive joinery. Over the years Vikings has been well cared for; there is a modern kitchen, solar panels with income, parking in front of the double garage building, and a useful garden room on the lower ground floor - perfect as a workshop or more accommodation.

The property benefits from versatile living accommodation and lovely views of the stunning countryside from its garden and the front elevations. It is enclosed with a mature beach hedge on two sides with part of the wall from the walled garden to West Hill House on the one side. This wonderful hedge delivers a high level of privacy in the garden.

There are four bedrooms, one of which is being used as a study and the principal bedroom has a shower room en-suite with WC and wash hand basin - they all enjoy a good outlook. There is a spacious and well landscaped garden to the rear and a further garden in front of the house.

Graeme Road is a short drive or an attractive walk from the centre of Yarmouth, where a good selection of shops, pubs and restaurants can be found, along with a frequent car ferry service to the mainland. Fort Victoria Country Park offers many different coastal and woodland walks that lead on to other areas of West Wight.

#### HALLWAY

Vikings benefits from an attractive and spacious hall with a useful large airing cupboard in one corner. Door to double garage, WC and access through to rear door into the main garden.

#### KITCHEN

With a good range range of wall and base units. Door leading through into:

#### SITTING ROOM/DINING ROOM

A large south facing room with views over the garden and surrounding countryside. The sitting room is L-shaped and offers a good space at one end for a dining area. Door through to the hallway with storage cupboard. Leading to:-

#### BEDROOM 1 SUITE

A large double bedroom with fabulous views over the rear garden and countryside in the distance. A good sized, modern shower room ensuite. There are plenty of built in storage wardrobes space. This is a double-aspect room with excellent natural light and good views from the elevated position.

#### BEDROOM 2

Double bedroom, which would also make an excellent dressing room to the main bedroom. Wash hand basin.

#### BEDROOM 3

Double bedroom with an outlook over the front garden. Two sets of built in wardrobes.

**STUDY/ BEDROOM 4** With a lovely aspect over the rear garden and countryside.

**FAMILY BATHROOM** With bath and shower.

#### EXTERNAL STORE

Bedroom 1 is essentially a large extension of the main house. To the side/underneath is an excellent external store, which is around 93 sq. ft and would make an excellent workshop, craft room or storage room.

#### OUTSIDE

The property occupies an excellent plot with great features. It has a stunning, good-sized garden and because the whole property is fairly elevated, the house benefits from far-reaching southerly and westerly views. Much of the garden is laid to lawn and there is also plenty of well stocked beds with mature bedding with large, well-kept hedging.

**TENURE** Freehold.

**SOLAR PANNELS** The property benefits from solar photovoltaic panels on the roof, which are on a feed in tariff to give income/offset





electrical costs.

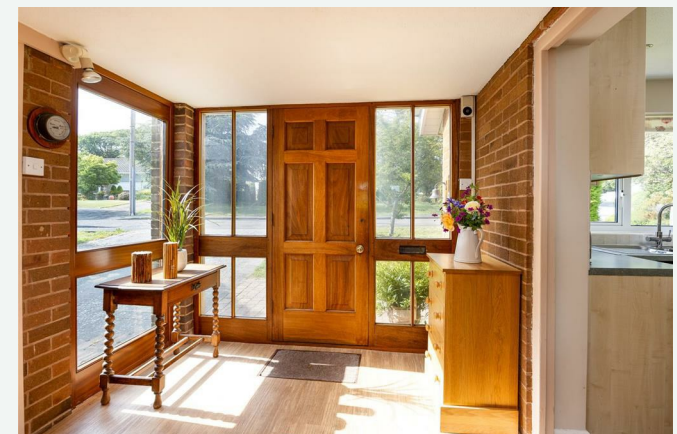
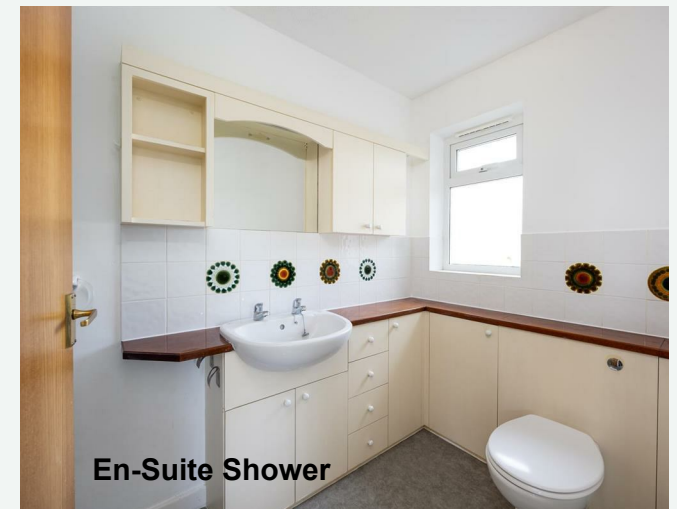
SERVICES All mains services are connected to the property

COUNCIL TAX Band E

EPC Rating C.

POSTCODE PO41 0RX.

VIEWINGS Strictly by appointment with the selling agent Spence Willard.





## Ground Floor

Approx. 161.4 sq. metres (1736.9 sq. feet)



Total area: approx. 161.4 sq. metres (1736.9 sq. feet)

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**Vikings, Graeme Road, Norton, PO41 ORX**

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