

SPENCE WILLARD



Strandloper, Norton, Isle of Wight

An immaculate and stylish detached three bedroom single storey residence located within a large, level plot, on the outskirts of this popular historic harbour town.

VIEWING
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The accommodation has been refurbished in recent times to create a smart and spacious modern home with ample off road parking for several vehicles and/or boat etc, together with a garage and a good variety of outbuildings including a fabulous studio/home office. The open plan living space is bright and airy and features a modern fitted kitchen and a freestanding wood burning stove. There is a separate utility room as well as three double bedrooms (one en suite), as well as a well appointed bathroom. Other touches enhance the quality of living and include a water softener, an outside shower and a large paved patio terrace ideal for entertaining.

LOCATION

Sandhard Beach is within a five-minute walk of the property and the centre of Yarmouth about 10 minutes' walk, most of which is by pavement. Close to the property is the footpath which leads down towards The River Yar and links up to the foot/cycle path through to Freshwater via the old railway line.

The historic town of Yarmouth offers a range of facilities and amenities including a yacht and sailing club, pubs, restaurants, shops and a regular mainland ferry link providing direct rail access to London.

ENTRANCE PORCH

Providing ample space for coats and shoes.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

7.6m max x 6.0m max l'shaped (24'11" max x 19'8" max l'shaped)
A fabulous bright and airy room with a double aspect to the front and rear and patio doors leading out to the rear garden and patio terrace. There is a feature freestanding wood burning stove providing secondary heat to the stylish vertical radiators. The kitchen area is well fitted with a range of smart modern cupboards, drawers and work surfaces incorporating a breakfast bar and an inset one and half bowl sink unit with a separate filtered drinking water tap. There are integrated appliances including a fridge/freezer, dishwasher, built-in electric oven and a combination microwave oven, touch sensitive ceramic hob with a cooker hood over.

UTILITY ROOM

A very useful space with further storage, space/plumbing for a washing machine and access to the rear garden.

INNER HALLWAY

With access to the mostly boarded loft space with pull down timber ladder and housing the gas central heating boiler.

BEDROOM 1

3.6m x 3.0m (11'9" x 9'10")

A good double bedroom with an outlook over the rear garden and door to:

EN SUITE SHOWER ROOM

Fitted with a modern suite comprising a shower cubicle, vanity wash basin and WC.

BEDROOM 2

4.1m x 3.0m max (13'5" x 9'10" max)

Another good double bedroom with an outlook to the front and fitted wardrobe cupboards.

BEDROOM 3

3.0m x 2.4m (9'10" x 7'10")

A double bedroom with an outlook to the front.

BATHROOM

A well appointed family bathroom with a modern suite comprising a bath with shower unit over and a folding glass shower enclosure, fitted furniture incorporating a vanity wash basin and WC and also neatly housing the water softener. There is also a very useful built-in shelved linen cupboard.





OUTSIDE

To the front of the property is a large area of garden which is partly enclosed by established hedging and features a sizeable fruit cage and raised vegetable bed. The block paved double width driveway offers ample parking for several cars and access to a GARAGE 2.55m x 5.5m (8'4" x 18'0"). There is gated access to both sides of the property.

The large rear garden is enclosed by a mixture of fencing and hedging and offers a sunny south-westerly aspect. The large paved patio terrace takes full advantage of the sunny aspect and features a neatly concealed built-in sink and an outdoor shower. The current owners are keen gardeners and like to grow their own vegetables, hence there are a number of raised vegetable beds at the end of the garden together with a water tap and a variety of outbuildings including a couple of timber sheds and four greenhouses. In addition, there is a fabulous insulated STUDIO/HOME OFFICE 5.9m x 2.9m (19'4" x 9'6") with double glazed windows and doors with a timber decking adjacent and a useful covered link/storage area through to the garage.

SERVICES

The property is connected to mains services including; drainage, gas, power and water.

COUNCIL TAX BAND

E

EPC RATING

C

TENURE

Freehold

POSTCODE

PO41 0RW

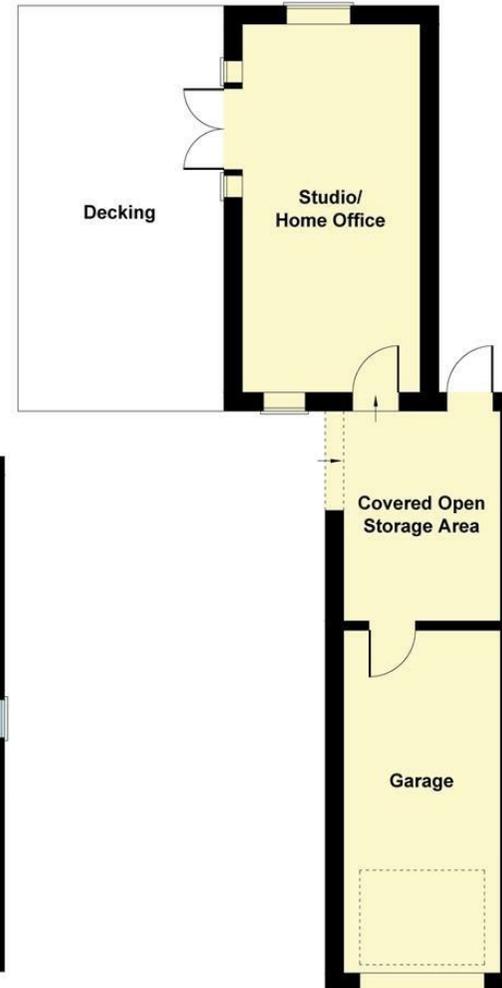
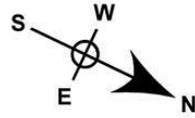
VIEWING

Strictly by appointment with the selling agent, Spence Willard.





Strandloper



OUTBUILDINGS

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