

SPENCE WILLARD



1 Queens Close, Freshwater, Isle of Wight

A spacious detached three bedroom bungalow set in a generous plot with garage and parking and offers great convenience to the village centre.

VIEWING

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Set in a corner plot within this sought after residential close, this detached three-bedroom bungalow offers excellent potential for modernisation. The accommodation includes a comfortable lounge leading around to an adjoining dining area, a generous kitchen to the rear with a garden room leading off. The three bedrooms are of good proportions all featuring built-in storage and are complemented by a bathroom. A gas central heating system warms the space whilst the double glazing adds to the comfort and helps to reduce maintenance. Outside, the property benefits from a garage, off-road parking and generous gardens wrapping around three sides of the property, providing good privacy and an attractive setting with scope for further enhancement/extension (subject to any necessary planning consents). The rear garden enjoys a sunny southerly aspect, the perfect place for relaxation.

LOCATION

Built in the 1960s, Queens Close is a sought after development of detached bungalows perfectly placed for village living. Freshwater's shops, cafés and essential services are just a few minutes level walk away, providing fabulous convenience. Queens Road offers a regular community run bus service, and Yarmouth's ferry terminal, linking the Island with Lymington, is only a short 5-6 minute drive. Nearby amenities include a health centre, sports centre, indoor swimming pool and the village library making this property ideally suited for those wanting easy access to facilities.

ENTRANCE HALL

4.15m x 2.45m (13'7" x 8'0")

A spacious and truly welcoming reception are featuring recessed display shelving.

LOUNGE

6.45m x 3.00m (21'1" x 9'10")

A light room with a dual aspect, including a generous picture window to the front. There is ample space to arrange sofas and chairs around the fireplace, which features a fitted gas fire.

DINING AREA

3.20m x 2.40m (10'5" x 6'6",13'12")

With an outlook over the rear garden, the dining area is partly open plan to the lounge and also directly connects through to the kitchen.

KITCHEN

3.90m x 3.00m max (12'9" x 9'10" max)

A well proportioned room enjoying an outlook over the rear garden and featuring ample built-in storage as well as an integrated electric double oven and a gas hob. In addition, there is space for a washing machine and an under counter fridge.

GARDEN ROOM

2.10m x 1.85m (6'10" x 6'0")

with glazing to three sides the room provides a pleasant areas to sit and enjoy the view over the garden. A side door leads out to the garden with a convenient ramp providing easy access.

BEDROOM 1

3.90m x 3.80m (12'9" x 12'5")

A generous double bedroom enjoying a dual aspect to the side and front and featuring a built-in triple wardrobe cupboard.

BEDROOM 2

3.30m x 2.95m (10'9" x 9'8")

Another good double bedroom overlooking the rear garden with a fitted wash basin and featuring a built-in double wardrobe cupboard.

BEDROOM 3

3.30m x 2.60m (10'9" x 8'6")

A good bedroom with a side aspect also featuring a built-in double wardrobe cupboard.

BATHROOM

2.40m max x 1.90m max (7'10" max x 6'2" max)

with suite comprising WC, wash basin and a bath with shower tap attachment over. A built-in airing cupboard houses the hot water cylinder and gas central heating boiler.





OUTSIDE

There is a generous front garden, with mature hedging to one side providing a good degree of privacy. The area is mainly laid to lawn and planted with a variety of shrubs and established plants, including a Laburnum. A driveway to the side offers off-road parking for two vehicles and leads to the GARAGE 6.00m max x 3.00m / (19'8" max x 9'10"), which features double doors, power, and a side door opening into the rear garden. Also incorporated is a useful garden WC with a corner wash basin.

A gated access to one side of the property leads through to the sunny rear garden. This well-enclosed space is bordered by hedging and fencing, laid mainly to lawn, and well stocked with a wide variety of plants, shrubs, and fruit trees. A generous patio terrace provides an ideal setting for relaxation and outdoor entertaining. Additional features include a practical lean-to potting shed behind the garage and a timber ramp section offering convenient access from both the garage and the property into the garden.

COUNCIL TAX BAND

D

EPC RATING

D

TENURE

Freehold

POSTCODE

PO40 9EU

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





1 Queens Close



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.

Produced by Potterplans Ltd. 2026



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