

SPENCE WILLARD



Cestria, Norton, Yarmouth, Isle of Wight

A fabulous, and exceptionally well presented three-bedroom property located in a sought-after position in the Westhill area, a short distance from central Yarmouth and its historic harbour with a regular ferry service.

VIEWING
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Offered chain free, Cestria is an impressive, detached bungalow which was extended in recent years and offers good sized rooms with plenty of natural light and neutrally decorated throughout. There are three lovely bedrooms. In bedrooms one and two are built-in wardrobes, all of which enjoy an attractive aspect. The property benefits from a private enclosed garden following major re-landscaping around a decade ago. The spacious south facing lounge provides an inviting space with large windows allowing plenty of natural light to flood the room. A multi-fuel stove with wooden mantel. There is a well-appointed modern bathroom and a kitchen/dining room that enjoys an impressive, vaulted ceiling giving a real sense of space. The kitchen itself is a focal point of the house with a good range of wall and base units with a south facing aspect. There is underfloor heating throughout and individual thermostats in all rooms. Throughout the property there is Karndean flooring except for the conservatory. The loft has electricity and a pull down ladder, the access is in the hallway. The house was the subject of a major refurbishment by the current owners and has been exceptionally well maintained as well as lightly used ever since.

There is high a quality conservatory leading off the kitchen and a well-equipped utility room.

A standout feature to Cestria is the offroad parking area for 4 vehicles and a large covered parking space. Outside, the property is surrounded by well-maintained front, side, and rear gardens. Situated just minutes from Sandhard Beach and Fort Victoria County Park (with magnificent, pathed walks), the owner can enjoy coastal walks.

Cestria is in a cul-de-sac and is in a quiet and sought-after location that enhances the appeal. The property is a short walk into Yarmouth (most of this is on the pavement) and a bus stop is located around 325m from the property on Halletts Shute.

Outside

To the front of the property the garden is laid to lawn with well-established shrubs and pathway leading to the front door. There is off road parking to the side of the property for multiple cars and car port.

Access leads to the rear. The rear garden is very well maintained and is a good size lawned area and patio, perfect for a table and chairs and summer BBQ's. A new workshop/shed and garden studio both have electricity.

Council Tax Band E

Tenure Freehold

Services Mains Drainage, Water, Gas and Electric

EPC Rating D

Postcode PO30 4EX

Viewings All viewings will be strictly by prior arrangement with the sole selling agents.



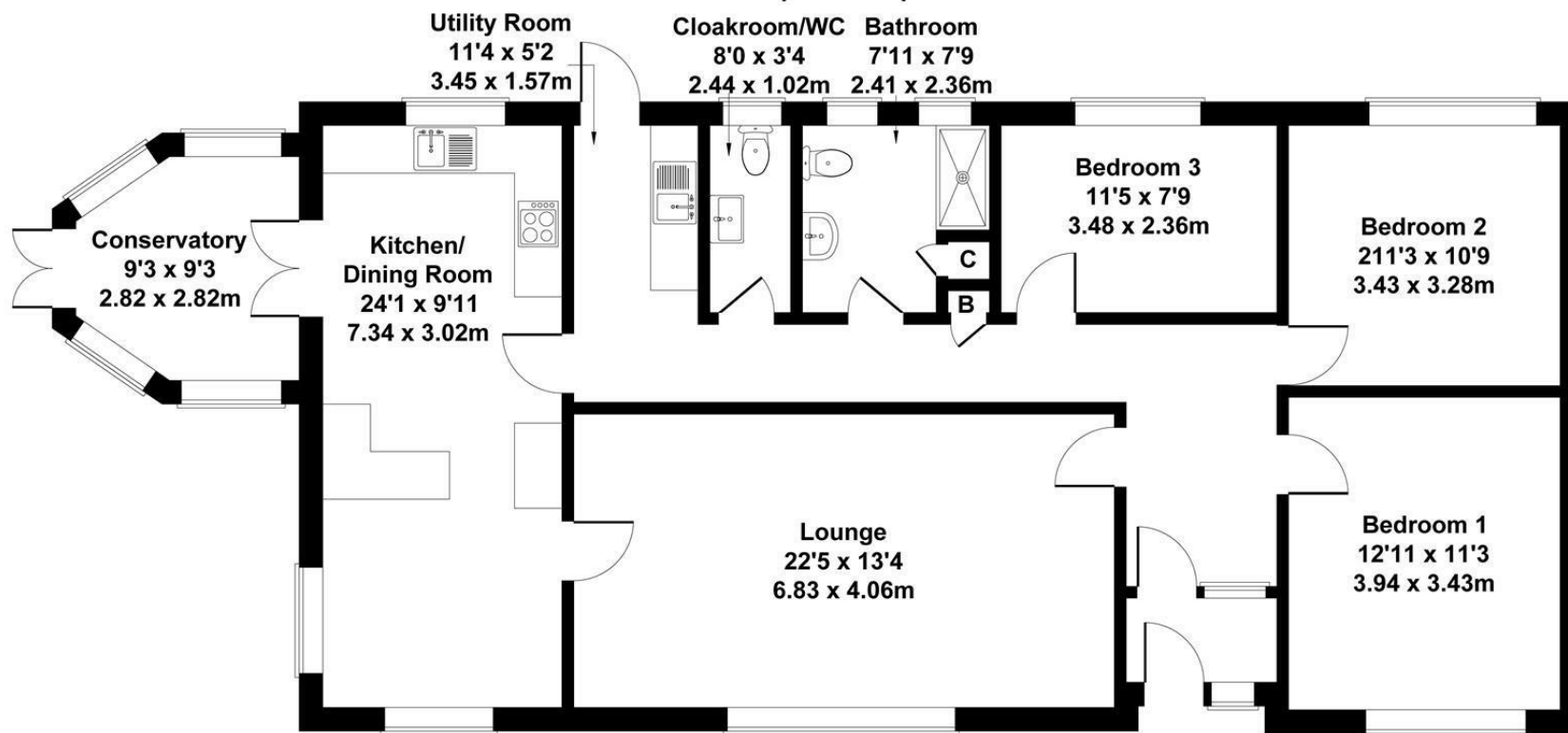




Cestria, Hammond Close, Norton, Yarmouth, PO41 0RP

Approximate Gross Internal Area

1313 sq ft - 122 sq m



GROUND FLOOR

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.

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