

SPENCE WILLARD



11 Linstone Drive, Norton, Yarmouth, Isle Of Wight, PO41 0RL

A well-presented three-bedroom detached bungalow with a private and very well landscaped garden with a large parking area - perfectly located at the lower end of Westhill and all just a short walk from Yarmouth.

VIEWING

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This attractive and well-presented bungalow sits within an exceptionally well cared for garden with a wide range of interesting plants, shrubs and fruit trees. It is well laid out and has a wonderful rear garden with a good-sized lawn with a garage that is set back at the end of a driveway with ample parking. The current owner has re-landscaped the front garden with further gravelled parking and raised beds.

There is a large conservatory which delivers a fabulous aspect across the garden. The property backs onto a pretty babbling brook, which leads directly down to Sandhard Beach. There are three small bridges that lead over the stream to further garden on the east side.

The three good-sized bedrooms enjoy attractive aspects, there is a spacious hallway, quality kitchen with a range of wall and base units. A good-sized, double aspect sitting room and bespoke conservatory with direct access into the garden. The property sits in the middle of the plot, giving space on all four sides. Furthermore, there is space (subject to planning) for a further garage/car port should a new owner seek more covered parking for cars, boats etc.

The bungalow is located in a sought-after position close to Yarmouth with a pavement almost the whole way into the town centre. The coastal town of Yarmouth boasts a range of shops, restaurants, yacht clubs and harbour facilities. There is a regular ferry link to Lymington and access to miles of outstanding country and coastal footpaths with a sandy beach at Fort Victoria Country Park, approximately 400m from the property. Sandhard Beach is perfect for swimming and

fishing and is a short walk from the property.
Services All mains services are connected to the property.

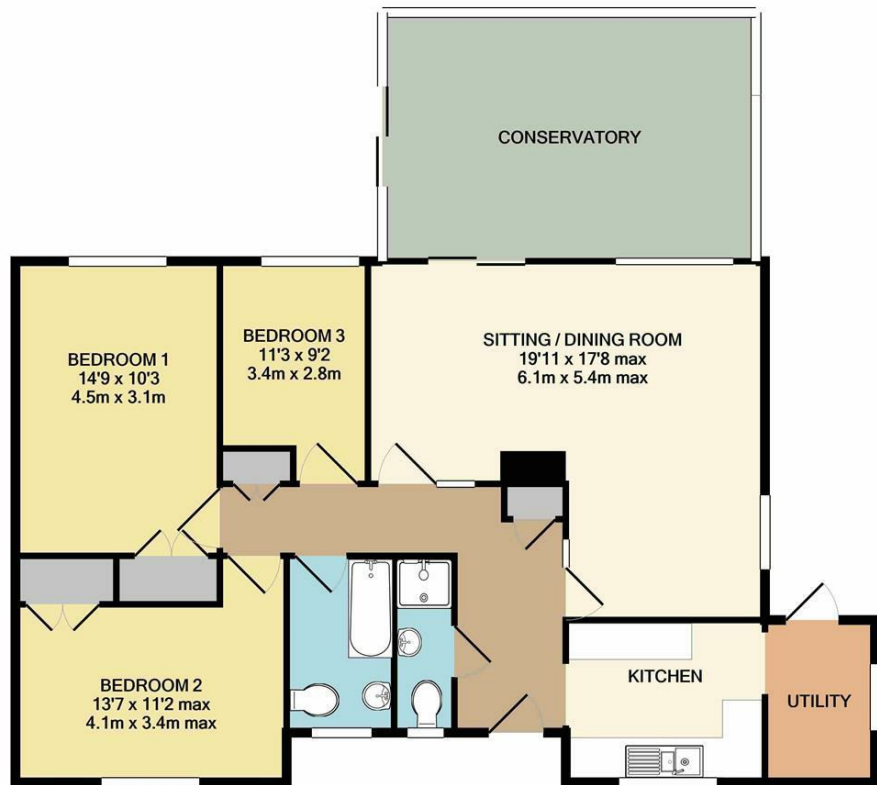
Tenure Freehold

EPC Rating B

Council Tax Band E

Viewings All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.





TOTAL APPROX. FLOOR AREA 1218 SQ.FT. (113.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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