

SPENCE WILLARD



14 Stroud Road, Freshwater, Isle of Wight

*Providing practical family accommodation, this modern three-bedroom semi-detached home backs onto playing fields and includes gardens and parking, all within a few hundred yards of the village centre.*

VIEWING

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The property offers a generous open-plan living/dining room, together with a kitchen and a cloakroom on the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Decorated in neutral tones throughout, the home also benefits from gas central heating and double-glazed windows. Outside, there is communal parking, a lower maintenance garden to the front and a pleasant landscaped rear garden enjoying a westerly aspect.

**LOCATION**

Set in a convenient location backing onto open playing fields, the house is just a short walk from local amenities, including a supermarket. Freshwater offers a wide range of shops, a health centre with doctor's surgery, primary school and a sports centre with swimming pool, and is surrounded by beautiful countryside with superb coastal walks and nearby beaches such as Totland, Colwell and Freshwater Bays. The harbour town of Yarmouth, with its restaurants and ferry links to Lymington, lies approximately 3 miles away.

**ENTRANCE HALL**

Featuring a smart, modern composite entrance door.

**CLOAKROOM**

A useful facility with WC and wash hand basin.

**LIVING ROOM**

16'2" x 13'5"

A good sized reception room opening through to the dining room and featuring stairs leading off with an understairs storage cupboard. There is a chimney breast in the living room (currently blocked) which could have the potential to provide a wood burning stove, subject to complying with the necessary building regulations.

**DINING ROOM**

9'8" x 8'6"

Linking through to the kitchen and enjoying an outlook and access to the rear garden.

**KITCHEN**

9'6" x 7'2"

Fitted with cupboards, drawers and work surfaces incorporating an integrated gas hob with electric oven and a cooker hood over. There is space for a washing machine and a freestanding fridge/freezer. The wall mounted boiler supplies both the central heating and hot water systems.

**FIRST FLOOR LANDING**

with access to the loft space.

**BEDROOM 1**

11'11" x 9'4"

A good double bedroom with a pleasant westerly view over the adjacent Stroud Field.

**BEDROOM 2**

11'3" x 9'4"

Another good double bedroom with an outlook to the front.

**BEDROOM 3**

9'4" x 6'6"

A generous single bedroom enjoying a similar outlook to Bedroom 1.

**FAMILY BATHROOM**

6'4" x 5'10"

with modern suite comprising WC, wash basin and a bath with shower attachment over.

**OUTSIDE**

To the front of the property is an area of garden screened by established hedging and mainly laid to stone chippings for reduced maintenance. A pathway leads to the front entrance door.

The pleasant rear garden benefits from a westerly aspect taking full advantage of the afternoon and evening sun and is enclosed by fencing. The garden features a paved patio area adjacent to the house with a pathway leading through the lawned area to a gated rear access onto a communal pathway leading to the communal car parking area for added convenience. A timber garden shed provides valuable storage and the generous communal parking area has an allocated parking space for the use of the property.

**COUNCIL TAX BAND**

C

**EPC RATING**

tbc

**TENURE**

Freehold

**POSTCODE**

PO40 9XB

**VIEWING**

Strictly by appointment with the selling agent Spence Willard.





# 14 Stroud Road



**GROUND FLOOR**



**FIRST 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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