

SPENCE WILLARD



92 Collards Close, Freshwater, Isle of Wight

An extended semi detached 3-4 bedroom house located in a convenient 'No Through' road of similar properties with good parking and a garden.

VIEWING

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The property offers good accommodation comprising of a generous lounge/dining room linking through to a kitchen/breakfast. Both the dining area and breakfast areas provide access out to the rear garden and patio. Also to the ground floor, there is a useful cloakroom WC and a fourth bedroom or home office, which was formerly a garage. To the first floor there are three bedrooms and a bathroom. The accommodation is warmed by a gas central heating system and the windows and doors are all double glazed. Previously, there has been water ingress into the kitchen area and since then, substantial preventative measures have been put in place.

LOCATION

Situated towards to the end of a 'No Through' road, the property is within a short walk of the village centre shops and amenities including a sports centre, doctors surgery together with the community library, independent shops and a couple of supermarkets. There are a number of local beaches in the area which are around a mile away as well access to downland and coastal walks.

ENTRANCE HALL

LOUNGE/DINING ROOM

24'9" max x 11'7" max (I shaped room)

A good bright space with an understairs storage cupboard and a fireplace as a main focal point.

KITCHEN/BREAKFAST ROOM

15'3" max x 9'10"

Well fitted with a range of cupboards drawers and work surfaces including an inset sink unit. There is space for a couple of undercounter appliances and a built-in gas hob with newly replaced electric oven below and a cooker hood over.

BEDROOM 4/HOME OFFICE

16'2" x 7'10"

A useful additional space ideally suited as either a ground floor double bedroom of a useful home office or hobby/playroom.

SIDE LOBBY

with a built-in storage cupboard and an external door to the driveway.

CLOAKROOM

with WC and wash basin.

FIRST FLOOR LANDING

with cupboard housing a 'Vaillant' gas central heating boiler.

BEDROOM 1

11'11" x 8'10"

A double bedroom with an outlook to the front and a built-in recessed wardrobe cupboard.

BEDROOM 2

8'10" x 10'2"

Another double bedroom featuring a built-in wardrobe cupboard.

BEDROOM 3

8'0" x 6'0"

A single bedroom with an outlook to the front.

BATHROOM

5'4" x 5'10"

with suit comprising WC, wash basin and bath with a shower tap attachment over.

OUTSIDE

To the front of the property is an open plan area of garden mainly laid to lawn and featuring a driveway to one side for off road parking.

The rear garden is enclosed by walling with fencing on top and laid to hard landscaping comprising a paved patio area and shingle.

COUNCIL TAX BAND

C

EPC RATING

E

TENURE

Freehold

POSTCODE

PO40 9JW

VIEWING

By appointment with the selling agent Spence Willard.





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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