

SPENCE WILLARD



4 Stroud Road, Freshwater, Isle of Wight

This well-kept, modern three-bedroom semi-detached family home enjoys a convenient setting near Freshwater's village shops, services and amenities together with the benefit of allocated parking to the rear.

VIEWING

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Offering the benefits of modern living, the home features a fitted kitchen with integrated appliances, gas central heating and UPVC double glazing. To the ground floor there is a generous sitting room opening through to a dining room and a kitchen leading off. A cloakroom to the front completes the ground floor space. To the first floor are three good bedrooms and a family bathroom. Outside, there are front and rear gardens with a sunny south/westerly aspect to the rear as well as an allocated parking space in the communal car park, while the Yarmouth ferry terminal is only a ten-minute drive away.

LOCATION

Perfectly positioned for village living, the property sits just moments from local shops, services and everyday amenities. Freshwater Bay is around a mile away, where you can enjoy the beach, an 18-hole golf course and scenic walks across Afton and Tennyson Downs via the Tennyson Trail. Only a few hundred yards from the doorstep, you'll find access to the SSSI-protected Afton Nature Reserve, The Causeway and the Yar Estuary, along with the much-loved cycle path following the old railway line to Yarmouth where the ferry terminal offers access to the mainland making this property an excellent choice for a full-time home or a relaxing holiday home.

ENTRANCE HALL

with double glazed entrance door.

CLOAKROOM

with WC and wash hand basin.

SITTING ROOM

15'10" x 13'5"

A generous room enjoying an outlook to the front. Stairs lead off to one corner with a useful understairs storage cupboard and an archway leads into:

DINING ROOM

9'6" x 8'4"

With an outlook to the rear and a door leading out to the garden.

KITCHEN

9'6" x 6'10"

Overlooking the rear garden and fitted with a range of light oak fronted cupboards and drawers, the kitchen has ample work surface incorporating an inset sink unit as well as space for a washing machine and a range of integrated appliances comprising a gas hob with electric oven and cooker hood over and a separate fridge and freezer. To one corner is the wall mounted 'Worcester' gas boiler for the central heating and hot water.

LANDING

with access to the loft space.

BEDROOM 1

11'11" x 9'0"

A good double bedroom enjoying an outlook to the rear with a view across Stroud Field and Tennyson Down in the distance.

BEDROOM 2

11'3" x 9'0"

Another double bedroom with an outlook to the front.

BEDROOM 3

8'6" x 6'6"

A good bedroom with a similar outlook to Bedroom 1.

BATHROOM

Fitted with a white suite comprising WC, wash basin and a bath with tiled surround.

OUTSIDE

The front garden is enclosed by fencing and railings and is mainly laid to lawn. There is a pathway to the front entrance and a gated side access through to the rear garden.

The rear garden enjoys a south/westerly, taking advantage of the afternoon and evening sun. A timber shed provides useful storage and a gated pedestrian rear access leads to the communal car park where an allocated parking space is located directly behind the property,

COUNCIL TAX BAND

C

EPC RATING

C

TENURE

Freehold

POSTCODE

PO40 9XB

VIEWING

Strictly by appointment with the selling agent Spence Willard.





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