

SPENCE WILLARD



7 The Nurseries, Freshwater, Isle of Wight



*A well maintained four bedroom detached chalet bungalow tucked away in the corner of a cul-de-sac of similar properties and conveniently located within a couple of hundred yards of the village centre.*

VIEWING

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The property offers generously sized rooms, including two reception areas and a well-appointed kitchen with an adjoining utility room. A ground floor cloakroom adds convenience and sits next to the fourth bedroom, which provides excellent flexibility, ideal for use as a third reception room, home office, or study. Upstairs, there are three well-proportioned bedrooms, two of which enjoy views over the village towards Tennyson Down. The principal bedroom benefits from an en suite shower room, while a separate bathroom completes the first-floor accommodation. Outside, a block-paved driveway offers ample off-road parking, turning space, and access to an adjoining garage. The main garden is enclosed and situated to one side of the property, featuring two Lushington-built garden buildings and a spacious patio area, perfect for outdoor relaxation or entertaining.

#### **LOCATION**

In addition to its convenient proximity to the village centre with its shops and amenities, the property is located just around a mile from the sandy beaches at Totland and Colwell Bays. It also offers easy access to Golden Hill Country Park and a network of scenic downland and coastal walking routes. The harbour town of Yarmouth, known for its excellent sailing facilities and mainland ferry connections, is less than ten minutes away by car.

#### **ENTRANCE HALL**

A welcoming space with stairs off and a useful understairs cupboard.

#### **CLOAKROOM**

With WC and wash hand basin.

#### **LOUNGE**

5.85m max x 3.55m (19'2" max x 11'7")

A good sized room featuring a bay window to the front and opening through to:



## DINING AREA

3.00m x 2.95m (9'10" x 9'8")

With an outlook to the rear and a door linking through to the kitchen.

## KITCHEN

3.35m plus recess x 3.10m (10'11" plus recess x 10'2")

Well fitted with a range of cupboards drawers and work surfaces providing good storage together with integrated appliances comprising a fridge/freezer, and an electric oven with a gas hob and cooker hood over. There is space and plumbing also for a freestanding dishwasher.

## UTILITY ROOM

1.95m x 1.55m (6'4" x 5'1")

A useful space partly open to the kitchen and leading out to the rear garden with built-in wall cupboard and space for two freestanding appliances including a washing machine, together with the gas central heating boiler.

## BEDROOM 4

3.35m x 2.45m (10'11" x 8'0")

A good sized ground floor bedroom with an outlook to the front.

## FIRST FLOOR

### BEDROOM 1

4.45m max x 3.55m (14'7" max x 11'7")

A large double bedroom with a dormer window to the front enjoying a view over Freshwater village to Tennyson Down beyond.

### EN SUITE SHOWER ROOM

1.70m x 1.75m (5'6" x 5'8")

A useful facility featuring a roof light window and fitted with a WC, wash basin and a corner shower cubicle.

### BEDROOM 2

3.45m max x 3.45m (11'3" max x 11'3")

Another good double bedroom with a similar outlook to Bedroom 1 and featuring a good sized built-in recessed wardrobe cupboard.

### BEDROOM 3

3.45m x 2.75m max (11'3" x 9'0" max)

Another good bedroom with an outlook to the side.

## BATHROOM

2.65m x 1.85m (8'8" x 6'0")

Well equipped and featuring a roof light window and suite comprising a WC, wash basin and a bath with a shower unit over.







## OUTSIDE

To the front, the property benefits from a block-paved driveway providing generous off-road parking, turning space, and access to the adjoining garage 5.25m x 2.65m (17'2" x 8'8") a remote controlled sectional door, power/light, window to the side and a door to the rear and has great potential to be converted into further accommodation subject to obtaining the necessary planning consents. The main garden is located to the side of the property and features gated access to both sides. There is a lawned area with an adjacent patio, ideal for outdoor entertaining or relaxing in privacy. In addition, there are two good quality Lushington-built garden buildings comprising a summer house and a garden shed.

## COUNCIL TAX BAND

D

## EPC RATING

C

## TENURE

Freehold

## POSTCODE

PO40 9FG

## VIEWING

Strictly by appointment with the selling agent Spence Willard.



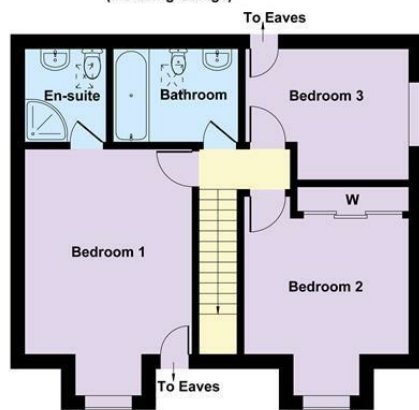






## 7 The Nurseries

Approximate Gross Internal Area  
1464 sq ft - 136 sq m  
(Including Garage)



FIRST FLOOR



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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