

SPENCE WILLARD



11 Old School Close, Freshwater, Isle of Wight, PO40 9FT

An immaculately presented, modern detached three bedroomed house with sunny garden and parking located in a cul-de-sac and within easy reach of the Freshwater village centre

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



Completed in 2015, this detached home is well presented inside and out and further benefits from having two off-road parking spaces and a good sized sunny rear garden. The accommodation briefly comprises an entrance hall, with stairs to first floor, a cloakroom with WC, a kitchen/dining room and a living room. Moving upstairs there are three bedrooms of which one has built-in wardrobes and an ensuite shower room with WC. Outside the garden has been landscaped to take full advantage of the sunny aspect and includes a wooden shed.

LOCATION

Old School Close was built on the site of the former West Wight Middle School and has an established network of footpaths to local village and surrounding country and coastal footpaths. The main shops in Freshwater Village are a stones-throw away and offer a mix of bespoke shops with some well known supermarket chains, a range of eateries and amenities include a health centre, a sports centre with pool and a library. The harbour town of Yarmouth with car ferry links to and from mainland UK via Lymington is within a 10 minute drive away with regular sailings offered all year round.

ENTRANCE HALL

With stairs off and doors to:

CLOAKROOM

Fitted with a WC and pedestal wash basin with obscure window to front.

LIVING ROOM

5.096 x 2.955 (16'9" x 9'8")

A lovely bright room running from the front of the house to the rear with French doors opening into the rear garden.

KITCHEN/DINER

5.086 x 2.649 (16'8" x 8'8")

Another light room with the dual aspect windows and French doors leading to the garden. The current owners use a designated area ideal for a dining table and chairs and the kitchen area itself has been upgraded by the current owners and is well fitted with a range of wall and floor standing cupboards with ample work surface over and 1½ bowl stainless steel sink. Integrated appliances to include a Bosch oven and grill fitted by current owners and a separate hob with extractor over, and storage under, plus a dishwasher. The combination gas central heating boiler is neatly placed within a wall cupboard. There is also a built in under stairs cupboard and a 'larder' cupboard allowing for extra storage.

FIRST FLOOR

The landing has a built in storage cupboard and a loft hatch.

BEDROOM 1

4.054 x 2.498 (13'4" x 8'2")

A spacious and bright double bedroom including two bespoke built-in wardrobes and with internal door into:

ENSUITE

Briefly comprises of a shower, pedestal wash basin, WC and a heated towel rail.

BEDROOM 2

3.837 x 2.412 (12'7" x 7'11")

Another light double bedroom.

BEDROOM 3 / STUDY

2.670 x 2.569 (8'9" x 8'5")

Currently used as a study/office but a good single bedroom if desired.

FAMILY BATHROOM

Fitted with a modern white suite comprising of a bath with mixer taps and a shower attachment over, pedestal wash basin, WC and heated towel rail.





OUTSIDE

The front lawn is neatly edged with evergreen shrubs and a pathway which leads to the front door. To the side is a block paved parking area for two vehicles and gated access to the well landscaped and pretty rear garden which is fully enclosed by close board fencing. Predominantly it is laid to lawn and has two patio areas ideal for following the sun around the garden during the day.. There is a timber garden shed and the borders are well stocked with a good variety of flowers and shrubs providing colour and food for our nectar loving friends too.

COUNCIL TAX BAND

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EPC RATING

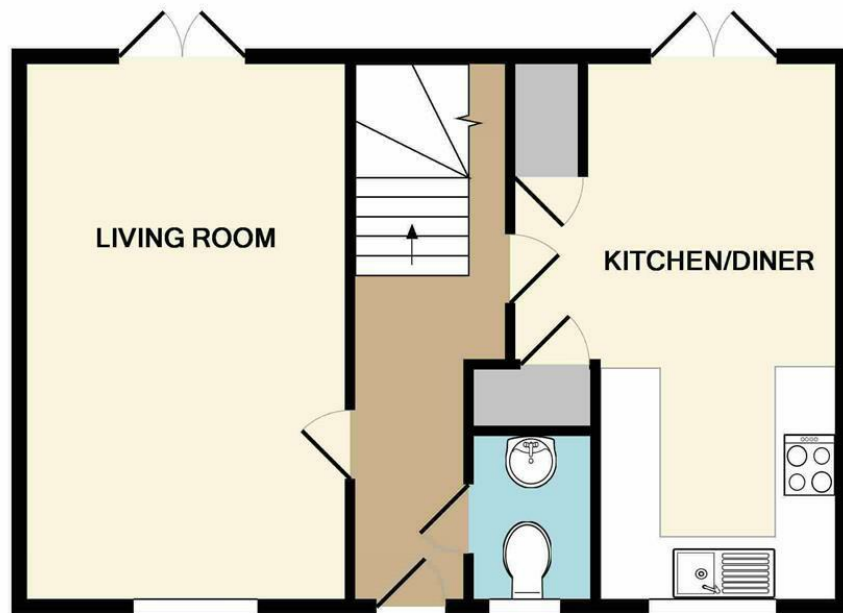
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VIEWINGS

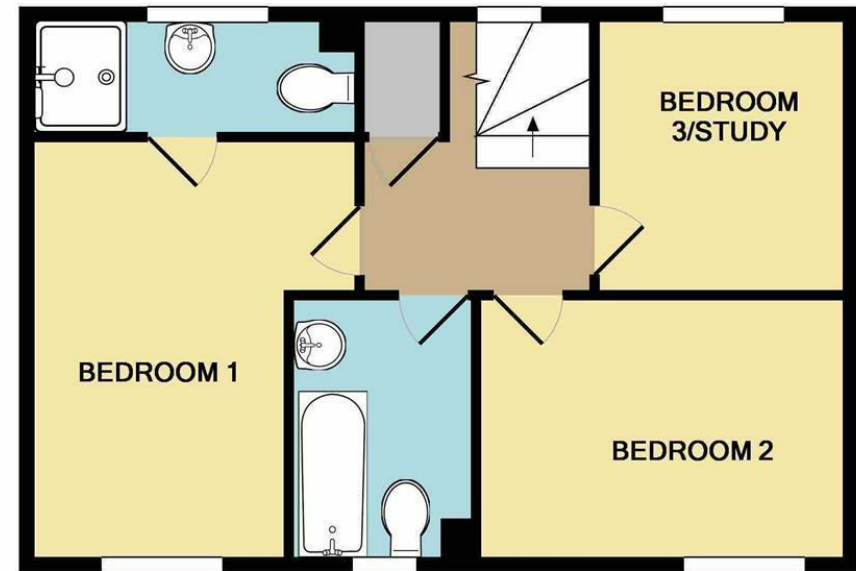
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GROUND FLOOR



1ST FLOOR

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