

SPENCE WILLARD



20 Golden Ridge, Freshwater, Isle of Wight



*A spacious, detached bungalow featuring two generously sized double bedrooms, ideally situated in a quiet residential area within easy walking distance of the village centre.*

VIEWING

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The property provides bright, spacious accommodation that has been thoughtfully extended and modernised to create a comfortable home. It features a stylish kitchen/dining area, a welcoming living room, two double bedrooms (including one with an en suite), and a practical shower room. Additional benefits include ample built-in storage, an integral garage, replacement uPVC double-glazed windows, and a gas central heating system. Outside, the gardens to the front, side, and rear have been attractively landscaped, offering off-road parking to the front and a sunny west-facing aspect at the rear with a sandstone patio terrace ideal for relaxing and entertaining.

**LOCATION**

Located in a pleasant residential area predominantly made up of bungalows, the property enjoys easy access via local footpaths to the village centre, where you'll find a variety of amenities including shops, a community library, health centre, sports facilities, and a swimming pool. Regular bus services connect Freshwater with Yarmouth and Newport, the Island's main commercial hub. The surrounding area boasts several beaches along with miles of scenic downland and coastal walks, perfect for keen walkers and dog owners, offering truly stunning views. Just a ten-minute drive away lies the historic harbour town of Yarmouth, renowned for its excellent sailing opportunities and ferry link to Lymington, providing convenient access to the mainland. This location is ideal for those seeking proximity to local facilities, beautiful walks, and easy mainland connections.

**PORCH**

A welcoming space, ideal for coats and shoes.



### ENTRANCE HALL

Featuring practical LVT wood effect flooring and providing useful built-in storage cupboards and an airing cupboard together with access to the loft space with fitted pull down ladder.

### LIVING ROOM

3.83m x 4.55m (12'6" x 14'11")

A well proportioned reception room enjoying an outlook to the rear garden with double doors leading onto the sunny patio terrace.

### KITCHEN/DINING ROOM

5.25m x 3.15m (17'2" x 10'4")

A spacious room offering plenty of space for a dining table and chairs, thoughtfully designed with a range of stylish cupboards and work surfaces that incorporate practical storage solutions. Key features include an integrated dishwasher, an inset one-and-a-half bowl sink unit, and provision for a range cooker with a nearby gas point. Two front-facing windows allow natural light to flood the room, while a side door provides direct access to the gardens.

### BEDROOM 1

4.25m x 3.27m (13'11" x 10'8")

A good sized double bedroom with an outlook to the front and featuring a good range of fitted wardrobe cupboards. A sliding door leads to:

### EN SUITE SHOWER ROOM

3.26m x 0.85m (10'8" x 2'9")

A very useful facility comprising a WC, wash basin and a shower cubicle a fitted electric shower unit.

### BEDROOM 2

3.65m x 3.05m (11'11" x 10'0")

Another generous double bedroom enjoying recessed built-in wardrobe cupboards and an outlook over the rear garden.

### SHOWER ROOM

1.97m x 1.93m (6'5" x 6'3")

Beautifully appointed with attractive tiling together with modern fitted furniture incorporating a WC and vanity wash basin as well as useful storage. The walk-in shower cubicle is a good size and features a fitted electric shower unit.







## OUTSIDE

The property benefits from landscaped gardens to the front and side, featuring a mix of lawn and hard landscaping with shingle and slate chippings. A driveway offers ample off-road parking and leads to the GARAGE (5.70m x 3.06m / 18'8" x 10'0"), which is fitted with an up-and-over door, power and lighting, plumbing for a washing machine, and houses the gas boiler serving the heating and hot water system. Gated access on both sides of the property opens to the rear garden, which enjoys a sunny westerly aspect, making the most of the afternoon sun. An attractive sandstone-paved patio provides the perfect space for relaxing or entertaining, while the adjoining lawn is bordered by mature plants and shrubs. A timber shed offers useful outdoor storage.

## COUNCIL TAX BAND

D

## EPC RATING

D

## TENURE

Freehold

## POSTCODE

PO40 9LF

## VIEWING

Strictly by appointment with the selling agent Spence Willard.









## 20 Golden Ridge



### 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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