

SPENCE WILLARD



Sunrise Cottage Warden Road, Totland Bay, Isle of Wight, PO39 0AD

A three bedroomed end of terrace house with parking and South facing garden pleasantly situated along a quiet residential road with easy access to the village amenities, coastal walks and beaches in Totland and Colwell Bays.

VIEWING

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



This end of terrace three bedroomed family home is being offered for sale with no onward chain and has undergone extensive improvement works over the last 3-4 years to include the fitting of replacement double glazed windows, the installation of a new kitchen including appliances, a new shower room, fitted window blinds and decoration throughout including the addition of new Karndean flooring on the ground floor and new carpets on the first floor.

Moving outside there are two off-road parking spaces, one either side of the garage block for other two properties. Side access can be found via double wood gates to the side and rear gardens, which have also not escaped improvement by the current owners either with gardens being landscaped to be easily maintained with new fencing plus the addition of 3.66m x 2.44m, (12' x 8'), cedar wood shed, with power and light and a 2.13m x 1.52m, (7' x 5'), Keter storage shed.

LOCATION

Warden Road is a mix of modern and classic homes with Sunrise Cottage being one of a small terrace of three homes built 2004. The property is within a stones throw of Colwell Common and a five minute walk from the seafront at Colwell Bay. This road is also handy for the main shopping area in Freshwater Village with its array of bespoke shops and eateries complimented by some well known branded supermarkets. In addition to the shops, there is also a sports centre with indoor pool, a health centre and a library making this ideal as a holiday home or permanent residence as desired. The nearest ferry to and from mainland UK can be found a 10 minute drive away in the harbour town of Yarmouth and offers regular sailings all year round via Lymington.

HALL

Double glazed composite door to the side with stairs to first floor and doors off to:

CLOAKROOM/WC

WC and wash hand basin.

KITCHEN

2.717 x 2.561 (8'10" x 8'4")

A recently fitted new kitchen with ample work surface areas and inset sink and drainer. There is an integrated four burner gas hob with electric oven and grill under and extractor over, an integrated washing machine and a dishwasher. There is also space for an upright fridge/freezer. There is a window to front aspect and a wall mounted gas boiler for the heating and water. Karndean flooring.

LOUNGE/DINER

4.718 x 5.221 (15'5" x 17'1")

An 'L' shaped room with French doors leading to the rear garden. Karndean flooring.

FIRST FLOOR

Landing with doors off to:

BEDROOM ONE

3.974 x 2.677 (13'0" x 8'9")

A double bedroom with window to the front

BEDROOM TWO

3.984 x 2.669 (13'0" x 8'9")

Another double bedroom with window to the rear.

BEDROOM THREE

2.909 x 1.931 (9'6" x 6'4")

A single bedroom with window to rear garden.

SHOWER ROOM

Comprising a Mira shower and tray, WC and wash hand basin. Obscure window to front aspect.





OUTSIDE

There are two off-road parking spaces, one each side of the two en-bloc garages and pedestrian access down one side to main entrance and further gated access to side and rear gardens. The rear garden has a patio area accessed directly from lounge/diner with the rest of the garden mostly being laid to lawn with planted borders, wood fencing and hedging. The current owner has recently also added a 3.66m x 2.44m, (12' x 8'), cedar wood shed, with power and light and there is also a 2.13m x 1.52m, (7' x 5'), Keter storage shed on gravelled area to the side of the house.

ADDITIONAL INFORMATION

The current owners have made a number of improvements since taking ownership back in 2021, not least the addition of new double glazing, the installation of a new kitchen and appliances, a new shower room, bespoke blinds, Karndean flooring throughout the ground floor plus re-decoration and new carpeting upstairs and extensive garden landscaping.

TENURE

Freehold

COUNCIL TAX BAND

C

EPC RATING

C

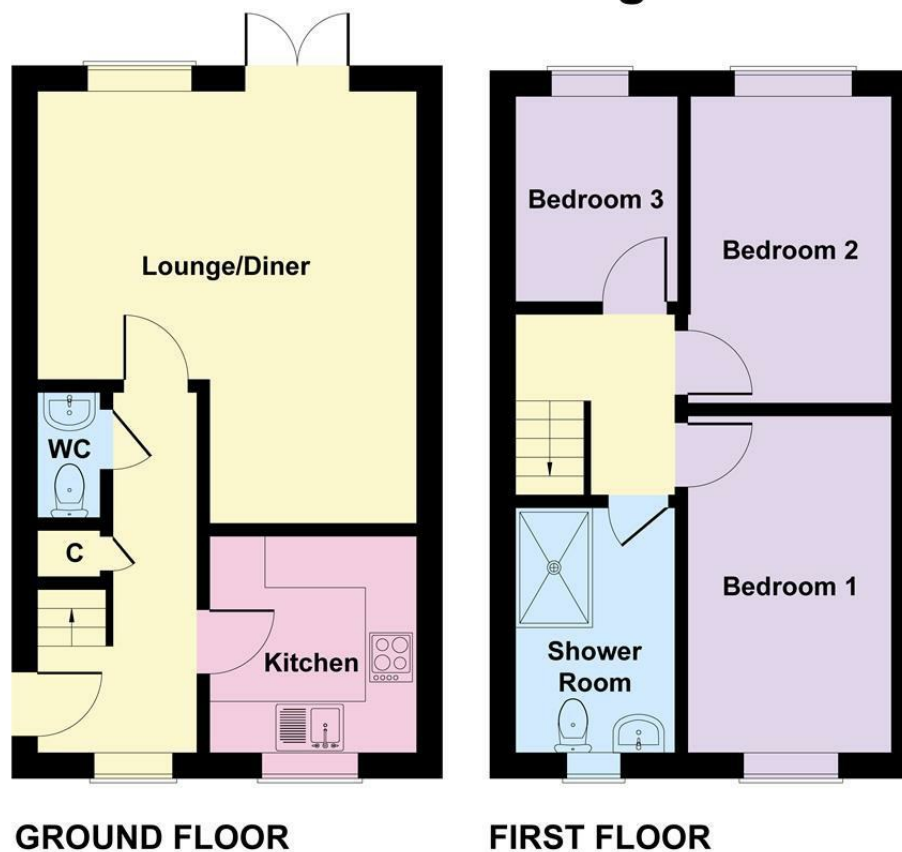
VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





Sunrise Cottage



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.
Produced by Potterplans Ltd. 2025

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.