

SPENCE WILLARD



14 Edinburgh Road, Freshwater, Isle of Wight, PO40 9DL

A sizable three bedroom semi-detached home on the outskirts of Freshwater and set in a good sized plot with off road parking.

VIEWING

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The property has been extended and upgraded by the current owners to provide a comfortable family home with many of the comforts of modern living including gas central heating and double glazing. To the ground floor there is a generous sitting room with wood burning stove, a good sized kitchen with built-in pantry and a large sun room/dining area extension to the rear with access out to the garden. To the side of the property is a very useful lean-to workshop/store and utility space. To the first floor there are three bedrooms, a shower room and a staircase leading to an attic room incorporating a bath, WC and wash basin and offers potential to provide a fourth bedroom subject to obtaining the necessary building regulation approval. Outside there are gardens to the front and rear with off road parking to the front and a large enclosed rear garden which is well stocked and pleasantly landscaped.

LOCATION

Located on the fringes of Freshwater this area is predominantly a mixture of houses and bungalows of various ages. The shops and amenities at Freshwater Village are a 5 minute drive away and offer an array of well known supermarkets, some bespoke outlets, a library, a health/leisure centre with indoor pool and a garden centre. There are also two local pubs and a few cafes, restaurants and takeaways. The nearest ferry service to and from Lymington at nearby Yarmouth is less than 5 minutes away too with regular sailings all year round.

PORCH

1.684 x 1.310 (5'6" x 4'4")

Double-glazed window to front and side with double glazed door to outside and internal door into:

ENTRANCE HALL

Stairs to first floor and doors off to:

SITTING ROOM

5.130 x 3.301 (16'10" x 10'10")

Feature fireplace with fitted wood burning stove and built in double storage cupboard to one side. Double glazed windows to front and rear.

KITCHEN

5.133 x 3.888 (16'10" x 12'9")

A well thought out and deceptively good sized kitchen benefiting from having ample kitchen units and work top areas with inset sink and drainer, a pantry, a luxury 7 Burner range cooker with extractor hood over, double glazed windows to rear and side plus walk-in cupboard under the stairs. Spanish tiled floor. Arch to:

SUN ROOM/DINING AREA

6.622 x 2.635 (21'9" x 8'8")

A modern extension to existing property providing a light and airy space for table and chairs, additional seating as desired with double-glazed patio doors to rear garden and two double glazed windows overlooking the rear.

FIRST FLOOR LANDING

Double-glazed window to rear, space for shelving or computer table with second staircase to attic room and doors off to:

BEDROOM 1

3.907 x 2.525 (12'10" x 8'3")

Double-glazed window to front garden

BEDROOM 2

3.154 x 3.139 (10'4" x 10'4")

Double-glazed window to front garden

BEDROOM 3

2.420 x 1.888 (7'11" x 6'2")

Double-glazed window to rear overlooking gardens and beyond.

SHOWER ROOM

Obscure double glazed window to rear, level access shower, WC and wash hand basin.

STAIRS TO:**ATTIC ROOM**

7.334 x 2.223 excluding open eaves storage areas (24'1" x 7'4" excluding open eaves storage areas)

Panel bath, WC and wash hand basin. Skylight and double-glazed window to side.





OUTSIDE

To the front, there is currently parking for two vehicles and a mature planted garden with some small trees, shrubs and planted borders with path to front entrance.

The rear garden is much bigger than you would expect and the planting allows for some colour all year round with an assortment of fruit trees, specialist trees and shrubs together with traditional planted mature borders. To the bottom right hand side of the garden there is a substantial summer house for a multitude of uses with potential for an office if desired. There is also a large greenhouse and a combination of lawned area and patio.

WORKSHOP

Looking back at the property from rear garden, there is a deceptively large workshop area running down the right hand side with power/light double doors to either end, access to a shed and a utility area with WC, sink and space/plumbing for a washing machine and tumble dryer.

COUNCIL TAX BAND

B

EPC RATING

D

TENURE

Freehold

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





14 Edinburgh Road



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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