

SPENCE WILLARD



9 Hurst Point View, Totland Bay, Isle of Wight, PO39 0AQ

A 3 bedroomed semi with master ensuite, conservatory extension and parking plus garage. Seafront at Totland Bay a 5-10 minute walk away.

VIEWING

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Extended to the rear, this well presented three bedroomed semi-detached house briefly comprises a large living room with multi-fuel stove, a modern kitchen open plan to a conservatory extension, a downstairs cloakroom with WC. Moving upstairs there is a double bedroom with ensuite shower room, a further double bedroom, a single bedroom and a bathroom. Moving outside there is a garden to the front with gated access to and from the road, part laid to lawn with some planted borders and a pathway to and from main entrance. There is also off-road parking on hard standing and access to a single garage to the side. The rear garden comprises part lawn and patio with some minimal planting and access to and from conservatory.

LOCATION

Hurst Point View is well placed being 5-10 minute walk away from the seafront at Totland Bay and with a number of scenic coastal and countryside walks to enjoy, (ideal for dog owners). There are a few local shops with the main shopping centre found a five minute drive away in Freshwater and offering bespoke shops and well know supermarkets, eateries, a health centre, a sports centre with indoor pool and a library. The additional seafronts of Colwell Bay and Freshwater Bay are also nearby. Road and bus links are good with the nearest ferry crossing a 5-10 minute drive away in Yarmouth offering a regular service to and from mainland UK via Lymington.

HALLWAY

Accessed from front garden with stairs to first floor ,built-in storage cupboard and cloakroom with WC and wash hand basin. Access to

LIVING ROOM

5.360 x 3.065 (17'7" x 10'0")

A good sized living space with window to front aspect, a feature fireplace with working stove and space to use as a lounge/diner if desired

KITCHEN

5.165 x 2.470 (16'11" x 8'1")

A well equipped kitchen offering a good level of kitchen units and drawers with ample work surface areas including a belfast style sink. Integral appliances include a double oven/grill and a hob with cooker hood over the kitchen space is open to :

CONSERVATORY/SUNROOM

2.945 x 2.240 (9'7" x 7'4")

A really useful space with glass roof and double glazed windows to three sides and including double patio doors to rear garden. Currently used as additional seating area but could be a dining room as desired.

FIRST FLOOR LANDING

Accessed via stairs to and from main hallway with airing cupboard and doors off to

BEDROOM ONE

3.560 x 3.065 plus recess (11'8" x 10'0" plus recess)

A double bedroom with window to front and folding doors into:

ENSUITE

Includes a recessed shower unit ,with glass door a vanity unit with inset sink and a WC. Extractor fan.

BEDROOM TWO

3.075 x 2.830 (10'1" x 9'3")

Another double bedroom with dual aspect windows to rear and side

BEDROOM THREE

2.365 x 1.965 (7'9" x 6'5")

A single bedroom with window to front

BATHROOM

1.830 x 1.965 (6'0" x 6'5")

Comprising panelled bath, WC and wash hand basin. Obscure window to rear.





OUTSIDE

GARAGE

5.050 x 2.605 (16'6" x 8'6")

With up and over door to front and pedestrian access to the side. Power and light.

GARDENS

The front garden is part lawn and part mature planted areas enclosed by picket fencing and a wood gate. A pathway leads to and from the main entrance. The rear garden is also mostly laid to lawn with a patio area, pedestrian access to garage, parking area and outside storage area. There is also access to and from the conservatory.

TENURE

Freehold

COUNCIL TAX BAND

D

EPC RATING

TBC

VIEWING

Strictly by appointment only





9 Hurst Point View



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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