

# SPENCE WILLARD



2 The Nurseries, Freshwater, Isle of Wight, PO40 9FG



*A modern chain free well presented 3/4 bedroom family home in a cul-de-sac location in the heart of Freshwater Village with detached garage, off-road parking for a caravan/motorhome or small boat and a large summerhouse. Some far reaching countryside views with shops, amenities and beaches nearby.*

VIEWING

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#### **DESCRIPTION**

This modern 3/4 bedroom house features a detached garage, ample off road parking for several cars and room for a motorhome/caravan or boat etc. There is a extensively landscaped garden to the rear with a large summer house, patio area and a garden pergola. Moving inside the accommodation has been well maintained and has been upgraded in recent times including a new ensuite, a Sharps designed dressing room and a new shower room to name a few upgrades. Offering flexible accommodation The cul-de-sac location and position of this family home offers attractive and far reaching views to the front, over the village, to Tennyson Down beyond.

#### **LOCATION**

The Nurseries is a couple of minutes walk away from the village centre shops and amenities including a mix of bespoke shops and branded supermarkets, a Sports Centre with Indoor Pool, a Health Centre and a Library. It is also within a 5-10 minute walk away from the seafront at Colwell Bay, Totland Bay and Golden Hill Country Park not to mention an abundance of other downland and coastal walks. The harbour town of Yarmouth has the nearest Ferry to and from mainland via Lymington and is a 5-6 minute drive away for both foot and vehicles passengers.

#### **ENTRANCE HALL**

A spacious entrance area with stairs off to the first floor and cloakroom.

#### **CLOAKROOM**

WC, wash basin and built-in storage cupboard.

### LIVING ROOM

4.703 x 3.580 (15'5" x 11'9")

A great family space with a fitted gas fire and composite granite surround. There is an open box bay window to the front offering views across front garden towards Tennyson Down.

### DINING AREA

3.124 x 2.973 (10'3" x 9'9")

With room for a family size table and chairs and ideal for entertaining with sliding doors leading out to the rear patio and garden.

### KITCHEN

5.050 x 3.107 (16'7" x 10'2")

A well equipped kitchen with a separate utility area to one corner. There is an ample range of modern wall and base cupboard and drawers and worksurface areas and inset one and a half sink and drainer. The integrated appliances include a Zanussi double oven and grill, a Lamona gas hob with cooker extractor hood over and a Beko 60/40 fridge/freezer. There is also space and plumbing for a dishwasher if desired. The kitchen window overlooks the rear garden and there is a built-in cupboard housing a 'Megaflor' pressurised hot water cylinder. The utility area complements this room and offers matching storage cupboards, a work surface area with space and plumbing for a washing machine, tumble dryer, a wall mounted gas central heating boiler and an external door to the rear.

### STUDY/OFFICE/BEDROOM 4

3.415 x 2.484 (11'2" x 8'2")

With a window overlooking front garden, this is a very useful and versatile room which could be used as an office, a hobby room or a downstairs bedroom as desired.

### FIRST FLOOR LANDING

Moving upstairs the landing has access to the loft space with fitted ladder and doors off to:

### MASTER BEDROOM

4.998 x 3.592 (16'5" x 11'9")

A large double bedroom with dormer window offering far reaching views to Tennyson Down, some built-in storage and a door into:

### EN SUITE SHOWER ROOM

Well fitted with a corner shower unit, a vanity unit with inset wash hand basin, a WC and a heated ladder style towel rail. The ensuite also has a Velux window providing ample natural light.







### **BEDROOM 2**

4.271 x 3.482 (14'0" x 11'5")

Another good sized double bedroom with similar views to the master bedroom and with the benefit of built-in wardrobes.

### **BEDROOM 3**

3.365 x 2.629 (11'0" x 8'8")

Formally another double bedroom with window to the side, but now utilised by current owners as a well equipped dressing room with an abundance of "Sharp" designed and fitted storage and wardrobes down both sides of the room.

### **SHOWER ROOM**

Fitted in more recent times is a double shower unit, built-in vanity and storage units including a sink and low-level WC plus a ladder style heated towel rail. There is another Velux window providing natural light.

### **GARAGE**

5.784m x 2.746m ( 18'11" x 9'0")

A solid brick built garage with electrically operated up and over door, window to side and pedestrian access to side and rear garden.

### **OUTSIDE**

The front garden is mainly laid to lawn with flower and shrub borders, an olive tree and a cherry tree. The driveway is block paved providing off road parking for several cars and gated access to the hardstanding area ideal for a motorhome, caravan or even a small boat.

The rear garden itself is enclosed by fencing and attractively landscaped and deceptively private. There is a lawn area bordered by some attractive established plants and shrubs, together with some hard landscaping adjacent to the garden pergola. In addition, there is a paved patio terrace and a large timber built Summer House, (approximately 13' 10" x 7' 8" (4.229m x 2.345m), with the benefit of having power and light.

### **COUNCIL TAX BAND**

E

### **EPC RATING**

C

### **TENURE**

Freehold

### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.









## 2 The Nurseries

Approximate Gross Internal Area  
1475 sq ft - 137 sq m



GROUND FLOOR



FIRST FLOOR

### 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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