

SPENCE WILLARD



20 Kings Manor Road, Freshwater, Isle of Wight, PO40 9DE

A detached three-bedroom bungalow including an attached garage located on the fringes of Freshwater Village. Extensively modernised by current owners.

VIEWING

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DESCRIPTION

A detached three-bedroom bungalow including an attached garage located on the fringes of Freshwater Village. The bungalow has been extensively upgraded in recent times and briefly comprises a front porch leading into an open plan hall with a newly fitted kitchen off, a living room with a multi-fuel burning stove, a bathroom, and a side glass-roofed extension utility/ Office area. There is parking to the front and a good six=zed rear garden with some far-reaching countryside views.

LOCATION

Located on the fringes of Freshwater, this area is all bungalows with Kingsmanor Road having the benefit of having fields behind. The local shops and amenities in Freshwater Village are a couple of minutes drive away and the nearest popular public house is by the local church a few minutes stroll away. The nearest Ferry to and from the UK mainland is about a 4-5 minute drive away at Yarmouth with regular sailings to and from Lymington.

OPEN COVERED PORCH

A surprisingly substantial open covered area ideal for storing bikes or kayaks etc as desired.

OPEN PLAN SPACE

The current owners have removed the original hall doorway and part of the wall in favour of a light spacious open-plan design with access off to :

KITCHEN

2.992 x 2.643 (9'9" x 8'8")

Fitted in more recent times, this luxury modern designed kitchen offers a good range of kitchen units and ample work surface areas with an inset sink. Integral appliances include a Bosch double oven/grill, a Bosch microwave, a hob, a fridge, and a freezer. A window and glazed door lead into:

UTILITY/OFFICE AREA

A glass-roofed side extension is currently used as a utility with plumbing and space for a washing machine, work surfaces, and some storage. The current owner also utilises this area for a workstation/office but would also be ideal for a hobby room etc as desired.

LIVING ROOM

4.830 x 2.660 (15'10" x 8'8")

A light and airy space with sliding patio door to rear garden and feature fireplace with inset multi-fuel burner.

BEDROOM ONE

4.000 x 2.950 (13'1" x 9'8")

Window to front. Built-in wardrobes.

DINING ROOM/BEDROOM TWO

3.735 x 2.950 (12'3" x 9'8")

Window overlooking the rear garden. Currently being used as a dining room.

BEDROOM THREE

3.150 x 2.645 (10'4" x 8'8")

Window to front aspect.

FAMILY BATHROOM

There is a bath with an electric shower over and glass screen, a WC and a pedestal wash hand basin. Obscure stained glass effect window.

ATTACHED GARAGE

Accessed via up and over door from the front drive. Power and light.





OUTSIDE

To the front, there is a low-maintenance garden which is mostly graveled and bordered by wood railway-type sleepers with some mature planting, a footpath to and from the main entrance, and a drive providing off-road parking plus access to the garage. The rear garden is enclosed by wood fencing and has views of the countryside to the rear and a wooden gate to a public footpath across local fields etc. The garden itself has seating areas, a wood shed and has been landscaped to provide a circular lawn with some planted flower beds.

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

C

VIEWINGS

Strictly by appointment only via Spence Willard Estate Agents





20 Kings Manor Road

Approximate Gross Internal Area
1076 sq ft - 100 sq m



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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