

SPENCE WILLARD



23 Queens Close, Freshwater, Isle of Wight

A spacious detached two bedroom bungalow located towards the end of a sought after cul-de-sac, close to the village centre amenities.

VIEWING

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The property has been extended to the rear and now provides ample living space with a kitchen/dining room, a separate lounge, a useful study and a sunroom to the rear. In addition, there are two double bedrooms, a generous bathroom with shower cubicle and bath plus an additional cloakroom/WC. There was formerly three bedrooms in the property and can be reconfigured to provide three bedrooms again if required. The accommodation features gas central heating with a new gas boiler fitted in June 2023 and double glazing. Outside there are gardens to the front and rear with off road parking and access to a garage. The rear garden offers a sunny southerly aspect, making this bungalow a desirable opportunity pleasantly tucked away at the end of this sought after cul-de-sac.

LOCATION

Queens Close is a development of detached bungalows built in the 1970's and benefit from being within a two minute drive or 5 minute walk from the amenities and shops in Freshwater Village. There is a regular bus service on Queens Road and the nearest Ferry link is 5-6 minutes drive away in Yarmouth with regular crossings to and from Lymington. The local amenities include a health centre, a sports centre with indoor heated pool and a library.

ENTRANCE PORCH

ENTRANCE HALL

with airing cupboard housing the hot water tank.

LOUNGE

4.844m x 3.626m (15'10" x 11'10")

A good sized reception space with a fireplace as its main focal point. Patio doors lead to:

SUN ROOM

4.352m x 3.440m (14'3" x 11'3")

Another generous space enjoying an outlook and access to the rear garden.

DINING ROOM

3.637m x 2.711m (11'11" x 8'10")

Another good reception space open plan to the kitchen and featuring an external side door and a cupboard housing the gas central heating boiler.

KITCHEN

3.392m x 2.944m (11'1" x 9'7")

A double aspect room fitted with a range of light oak fronted cupboards and drawers with fitted work surfaces incorporating an inset sink unit. There is an integrated electric oven and gas hob with an extractor hood over and space for a washing machine and fridge/freezer.

STUDY

1.671m x 1.512m (5'5" x 4'11")

A small but very useful study space.

CLOAKROOM

with WC and wash hand basin.

BEDROOM 1

3.649m x 3.166m (11'11" x 10'4")

A generous double bedroom with an outlook to the front and featuring ample fitted wardrobes.

BEDROOM 2

3.653m x 2.715m (11'11" x 8'10")

Another double bedroom with a side aspect.

BATHROOM

2.706m x 2.290m (8'10" x 7'6")

A good sized bathroom (formerly a third bedroom) comprising WC, vanity wash basin, bath and separate shower cubicle with electric shower unit.

OUTSIDE

To the front of the property is a good sized area of garden laid to lawn and stocked with a good variety of established plants and shrubs. There is a gated side access, a driveway providing off road parking and access to a single garage.

The rear garden is enclosed mainly by timber fencing and pleasantly landscaped with a lawned area, stocked shrub borders and a paved patio terrace to sit and enjoy the sunny southerly aspect. There is a generous width to both sides of the property, one which leads to the gated access and the other leads into the rear of the garage.

COUNCIL TAX BAND

D

EPC RATING

D





TENURE

Freehold

POSTCODE

PO40 9EU

VIEWING

Strictly by appointment with the selling agent, Spence Willard





23 Queens Close



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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