

SPENCE WILLARD



1 Greenways, Totland Bay, Isle of Wight

A spacious detached three bedroom bungalow with a double garage neatly tucked away in a coastal location close to the beach.

VIEWING

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The property is set well back and offers good privacy with ample parking for a good number of cars. The accommodation comprises of a generous sitting room to the front with an adjacent dining room which leads through to a well appointed kitchen to the rear as well as an adjoining utility room. There are three good sized bedrooms, one with a modern en suite shower room and two featuring fitted storage/furniture. A separate study provides a useful space to work from home and the third bedroom leads through to a conservatory to the rear which enjoys a view through to the sea and an outlook over the garden. A bathroom complete with bath and separate shower cubicle completes the accommodation. There are well stocked gardens to the front and rear which offer good privacy and feature a couple of paved patios. The double garage to the front has two remote electronically operated garage doors and offers fabulous space for cars, storage or workshop space.

LOCATION

Being located just off the Turf Walk, Greenways is a private close of just eight houses and bungalows and within easy reach of the beach in Totland Bay. The local village shops in Totland village centre are within a few hundred yards walk, together with a network of coastal footpaths providing access to some fabulous coastal scenery. There is a good range of shops, services and amenities in Freshwater village which is around a mile away. In addition, the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is around a ten minute drive.

ENTRANCE HALL

with a good sized airing cupboard housing a hot water tank.

SITTING ROOM

6.40m x 4.58m (20'11" x 15'0"m)

A generous reception room with a large oriel bay window to the front and a second window to the side flooding light into the space. A feature fireplace with inset gas real flame fire acts as the main focal point.

DINING ROOM

5.20m x 2.95m (17'0" x 9'8")

Another good sized reception room with patio doors leading out to the side patio terrace.

KITCHEN

3.40m x 3.35m (11'1" x 10'11")

A well appointed room fitted with modern cupboards, drawers and work surfaces incorporating an inset ceramic one and a half bowl sink unit and a breakfast bar. there are a number of integrated appliances including a gas hob with cooker hood over, an electric double oven a microwave, as well as a fridge/freezer and a dishwasher.

UTILITY ROOM

3.35m x 1.60m (10'11" x 5'2")

A useful room with built-in storage, work surface and an inset sink. Space and plumbing for a washing machine and tumble dryer and a floor standing 'Worcester' gas boiler for the central heating and hot water.

STUDY

2.10m x 1.75m (6'10" x 5'8")

Another useful room with an outlook to the front entrance.

BEDROOM 1

4.90m max x 3.45m (16'0" max x 11'3")

A large double bedroom overlooking the rear garden and featuring fitted furniture around a double bed recess. Door to:

EN SUITE SHOWER ROOM

Well fitted with a modern suite comprising WC, wash basin and a walk-in shower cubicle.

BEDROOM 2

4.90 max x 2.65m (16'0" max x 8'8")

A double bedroom with an outlook to the rear and featuring fitted furniture around a double bed recess.

BEDROOM 3

4.90m x 2.55m (16'0" x 8'4")

Another double bedroom with access through to the Sun Room.

SUN ROOM

3.55m x 2.75m (11'7" x 9'0")

Offering a bright space with a view to the sea and an outlook over the garden.

BATHROOM

3.50m x 1.95m (11'5" x 6'4")

Fitted with a suite comprising WC, wash basin, corner bath and a separate shower cubicle.





OUTSIDE

The property is approached over a long driveway bordered by mature shrubs offering a good degree of privacy. The driveway leads to a parking/turning area with lawns to both side and access to the front entrance and the DOUBLE GARAGE 5.60m x 5.50m (18'4" x 18'0") with two remote electronically operated doors, power/light and a door to the side.

There is access both side of the property to the rear garden, which is mainly stock fenced and bordered by mature shrubs and trees. The main area of garden is laid to lawn and there are paved patios to both the side and rear, together with a tucked away seating area.

COUNCIL TAX BAND

F

EPC RATING

D

TENURE

Freehold

Being located on a Private Road, the residents pay a contribution towards the upkeep of the communal roadway and verges. Currently £150 per annum.

POSTCODE

PO39 0ED

VIEWING

Strictly by appointment with the selling agent Spence Willard.





1 Greenways



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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