

SPENCE WILLARD



9 Fairfield Way, Totland Bay, Isle of Wight

An immaculate detached two bedroom bungalow neatly tucked away in a cul-de-sac location close to the village amenities.

VIEWING

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The property has been tastefully upgraded by the current owners during their occupation to provide a stylish home which incorporates many of the comforts of modern living, including gas central heating and double glazing. A modern, well appointed kitchen open plan to a conservatory/dining area is a wonderful feature as well as the generous living room, a spacious shower room and two double bedrooms. Outside there are well maintained gardens to the front, side and rear together with off road parking, a detached garage with adjacent utility/store and a fabulous Gym Studio/home office building in the rear garden.

LOCATION

Located between the village centres of Freshwater and Totland Bay, the property provides convenient access to the facilities in both as well as being within a mile of the popular beaches in Colwell and Totland Bays. In addition, the car ferry terminal in Yarmouth, approximately ten minutes drive, provides access to the mainland where there are rail links to London from Lymington adding to the property's convenience as either a permanent or second home.

ENTRANCE PORCH

A bright and welcoming space with a composite entrance door.

ENTRANCE HALL

Featuring recessed display shelving, a built-in cloak cupboard and a separate useful shelved storage cupboard as well as access to the loft space with fitted ladder and light.

LIVING ROOM

4.65m x 3.40m (15'3" x 11'1")

A well proportioned and bright room offering an outlook to the front.

OPEN PLAN KITCHEN/CONSERVATORY/DINING

Featuring smart laminate flooring.

KITCHEN AREA

3.35m x 2.40m (10'11" x 7'10")

Very well appointed with a range of modern cupboards, drawers and work surfaces incorporating an inset sink unit and an integrated gas hob with cooker hood and electric double oven below. There is space and plumbing for washing machine and a slimline dishwasher together with room for a freestanding upright fridge/freezer. The 'Vaillant' gas central heating boiler sits neatly on the wall.

CONSERVATORY/DINING AREA

3.60m x 3.30m max (11'9" x 10'9" max)

A bright space enjoying an outlook over the garden and featuring double doors leading out to the patio terrace.

BEDROOM 1

3.90m x 3.15m (12'9" x 10'4")

A good double bedroom with an outlook to the rear and fitted wardrobe cupboards together with matching freestanding bedside cabinets and a chest of drawers. A wall mounted air conditioning unit provides further comfort with additional heat if required or cooler air for the warmer months.

BEDROOM 2

2.55m x 3.45m (8'4" x 11'3")

Another double bedroom with an outlook to the rear.

SHOWER ROOM

3.25m max x 2.15m max (l'shaped) (10'7" max x 7'0" max (l'shaped))

A well appointed facility with attractive tiled walls and a suite comprising WC, large wash basin and a sizeable walk-in shower cubicle. There are double aspect windows to the front and side and a large feature towel radiator.

OUTSIDE

There are gardens to the front side and rear of the property. To the front is an open plan area of garden with gated side access and a pathway to the front entrance. The driveway leads to the detached pitched roof garage 5.15m x 2.50m (16'10" x 8'2") which features an electric up and over door, power/light and a personal door to the side garden. The garage leads through to an adjoining utility store 1.95m x 2.00m (6'4" x 6'6").

The side and rear gardens are well enclosed and offer a good privacy. The large side patio terrace with adjacent pond makes a wonderful area for entertaining and relaxation and features steps leading down to a lawned area bordered by well stocked plants and shrubs. A pathway leads down and around to the lawned rear garden with the fabulous gym studio/home office 4.45m x 3.25m (14'7" x 10'7") which has ample power sockets and lighting. In addition, there is a further timber garden shed and a graveled area of garden to the other side of the property which would be ideal for raised vegetable beds.





COUNCIL TAX BAND

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EPC RATING

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TENURE

Freehold

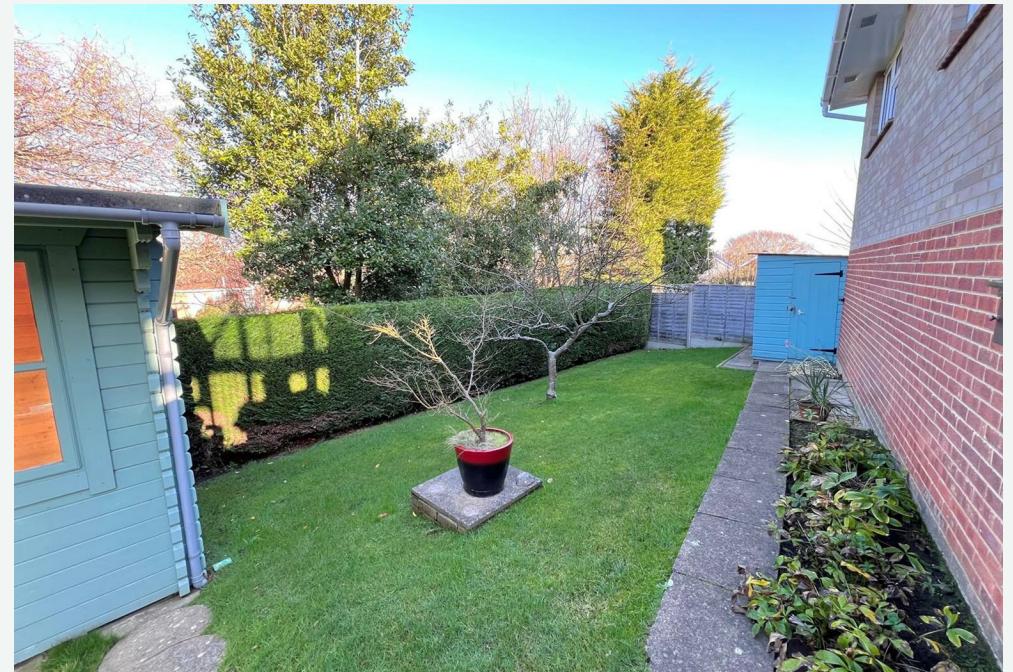
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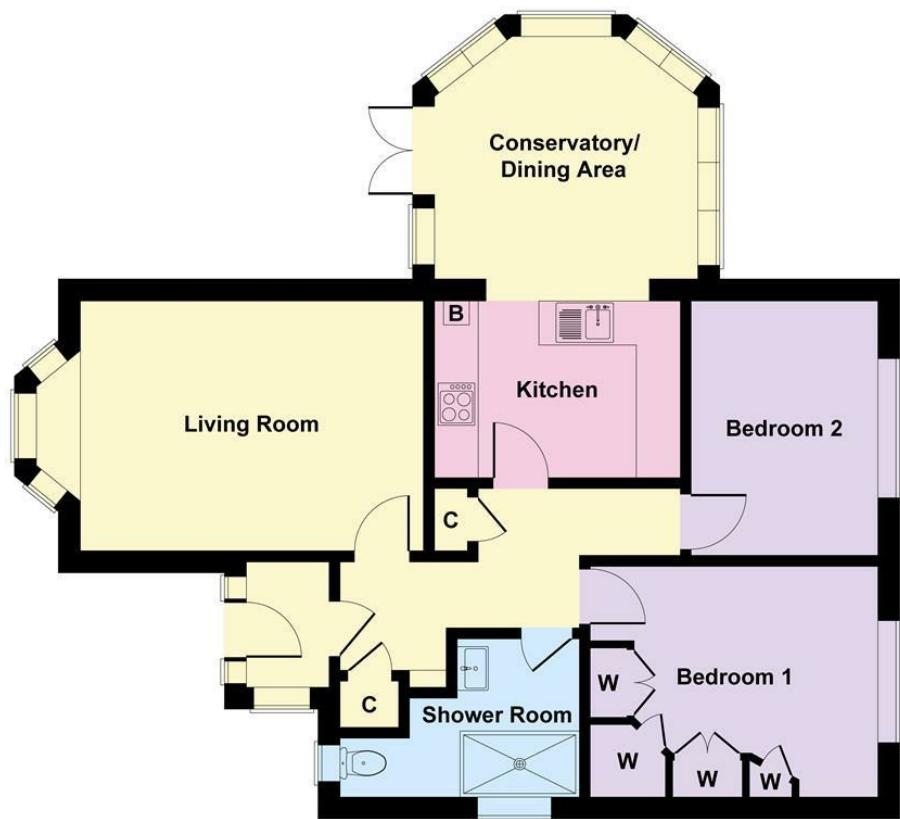
VIEWING

Strictly by appointment with the selling agent Spence Willard.





9 Fairfield Way



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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