

SPENCE WILLARD



4 Stroud Road, Freshwater, Isle of Wight

This well-kept, modern three-bedroom semi-detached family home enjoys a convenient setting near Freshwater's village shops, services and amenities together with the benefit of allocated parking to the rear.

VIEWING

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Offering the benefits of modern living, the home features a fitted kitchen with integrated appliances, gas central heating and UPVC double glazing. To the ground floor there is a generous sitting room opening through to a dining room and a kitchen leading off. A cloakroom to the front completes the ground floor space. To the first floor are three good bedrooms and a family bathroom. Outside, there are front and rear gardens with a sunny south/westerly aspect to the rear as well as an allocated parking space in the communal car park, while the Yarmouth ferry terminal is only a ten-minute drive away.

LOCATION

Perfectly positioned for village living, the property sits just moments from local shops, services and everyday amenities. Freshwater Bay is around a mile away, where you can enjoy the beach, an 18-hole golf course and scenic walks across Afton and Tennyson Downs via the Tennyson Trail. Only a few hundred yards from the doorstep, you'll find access to the SSSI-protected Afton Nature Reserve, The Causeway and the Yar Estuary, along with the much-loved cycle path following the old railway line to Yarmouth where the ferry terminal offers access to the mainland making this property an excellent choice for a full-time home or a relaxing holiday home.

ENTRANCE HALL

with double glazed entrance door.

CLOAKROOM

with WC and wash hand basin.

SITTING ROOM

15'10" x 13'5"

A generous room enjoying an outlook to the front. Stairs lead off to one corner with a useful understairs storage cupboard and an archway leads into:

DINING ROOM

9'6" x 8'4"

With an outlook to the rear and a door leading out to the garden.

KITCHEN

9'6" x 6'10"

Overlooking the rear garden and fitted with a range of light oak fronted cupboards and drawers, the kitchen has ample work surface incorporating an inset sink unit as well as space for a washing machine and a range of integrated appliances comprising a gas hob with electric oven and cooker hood over and a separate fridge and freezer. To one corner is the wall mounted 'Worcester' gas boiler for the central heating and hot water.

LANDING

with access to the loft space.

BEDROOM 1

11'11" x 9'0"

A good double bedroom enjoying an outlook to the rear with a view across Stroud Field and Tennyson Down in the distance.

BEDROOM 2

11'3" x 9'0"

Another double bedroom with an outlook to the front.

BEDROOM 3

8'6" x 6'6"

A good bedroom with a similar outlook to Bedroom 1.

BATHROOM

Fitted with a white suite comprising WC, wash basin and a bath with tiled surround.

OUTSIDE

The front garden is enclosed by fencing and railings and is mainly laid to lawn. There is a pathway to the front entrance and a gated side access through to the rear garden.

The rear garden enjoys a south/westerly, taking advantage of the afternoon and evening sun. A timber shed provides useful storage and a gated pedestrian rear access leads to the communal car park where an allocated parking space is located directly behind the property,

COUNCIL TAX BAND

C

EPC RATING

C

TENURE

Freehold

POSTCODE

PO40 9XB

VIEWING

Strictly by appointment with the selling agent Spence Willard.



4 Stroud Road



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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