

SPENCE WILLARD



Glennwood, The Broadway, Totland Bay, Isle of Wight

A generous detached 3–4 bedroom family home set within a good-sized plot, offering ample parking and positioned within easy reach of local shops and the beach at Totland Bay.

VIEWING

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Set back from the road, this versatile home features two generous reception rooms on the ground floor together with a bright conservatory that seamlessly connects the lounge and kitchen. A practical utility room, shower room and a study or optional fourth bedroom add further flexibility. The first floor hosts three comfortable bedrooms and a family bathroom, while a walk-in storage area provides scope for future development, subject to planning. The property benefits from gas central heating and double-glazed windows throughout.

The gardens are a real asset, with ample parking and a detached garage at the front. The rear garden is spacious and family-friendly, offering lawned areas and two inviting patio spaces ideal for outdoor dining and relaxation.

LOCATION

Set in a convenient location, the property is just a short distance from the village amenities and the beautiful beach with its renowned sunsets and the popular Waterfront pub. The scenic coastal and countryside walks are close by, including the coastal path through to Colwell Bay and the renowned coastal restaurant, The Hut. Freshwater's wider facilities are around a mile away and Yarmouth's mainland ferry link is only a few minutes' drive away. It's an ideal location for enjoying the relaxed coastal lifestyle of the West Wight.

ENTRANCE HALL

A welcoming space with stairs leading off and an understairs storage cupboard.

DINING ROOM

3.95m max x 3.15m (12'11" max x 10'4")

A well proportioned room opening through to:

LOUNGE

3.60m x 3.50m max (11'9" x 11'5" max)

Another well proportioned reception space featuring a decorative open fireplace as an attractive focal point. Double doors lead through to:

CONSERVATORY

3.80m max x 4.50m (12'5" max x 14'9")

A fabulous bright and airy space overlooking the rear garden with double doors leading out.

KITCHEN

4.05m x 3.80m max (13'3" x 12'5" max)

A well fitted space with ample cupboards and drawers complemented by work surface incorporating a sit up breakfast bar area and an inset sink unit. Other features include a range cooker with cooker hood over and space for a range of freestanding appliances.

UTILITY ROOM

3.00m x 1.85m including shower room (9'10" x 6'0" including shower room)

An extremely useful additional space providing further storage and space for both a washing machine and further appliances. In addition, there is access out to the rear garden.

SHOWER ROOM

A useful ground floor facility comprising a WC, wash hand basin and a shower cubicle, ideal for everyday use and to support a ground floor bedroom if required.

STUDY/BEDROOM 4

2.40m x 2.65m max (7'10" x 8'8" max)

A useful space located to the front of the property and currently used as a study. The room is versatile and could be used as a ground floor bedroom if desired.

FIRST FLOOR LANDING

Featuring a side window providing good light and an extremely useful walk-in storage cupboard offering fabulous potential to be converted into further accommodation if desired.

BEDROOM 1

3.60m x 3.40m (11'9" x 11'1")

A generous double bedroom enjoying an outlook over the rear garden.

BEDROOM 2

3.95m x 3.15m (12'11" x 10'4")

Another generous double bedroom with an outlook to the front.

BEDROOM 3

2.60m x 2.00 plus wardrobes (8'6" x 6'6" plus wardrobes)

A good bedroom located to the rear and featuring built-in a wardrobe cupboard.





FAMILY BATHROOM

2.00m x 1.80m (6'6" x 5'10")

Well appointed with tiled walls and a modern suite comprising a bath with shower-tap attachment, together with fitted furniture providing storage, a vanity wash basin and a WC with concealed cistern.

OUTSIDE

To the front of the property is a good-sized garden laid to lawn, together with a long driveway to the side providing ample parking for 3-4 cars. There is also access to a detached garage with power and light, while a useful storage building on the opposite side offers ideal space for bicycles. The rear garden is enclosed by fencing and mainly laid to lawn with a selection of established plants and shrubs. Two patio areas provide excellent spots for relaxation and entertaining, and the main lawn offers a wonderful open space for recreation and play.

COUNCIL TAX BAND

D

EPC RATING

C

TENURE

Freehold

POSTCODE

PO39 0BT

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





Glennwood



FIRST FLOOR



GROUND 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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