SPENCE WILLARD



95,Golden Ridge, Freshwater, Isle of Wight

A " chain free" well presented three bedroomed house modernised in more recent times set on a corner plot with garage in Freshwater

VIEWING
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A very well presented three bedroomed semi-detached house upgraded and modernised by the current owners to a high standard. Briefly the accommodation on offer includes a generous entrance hall with storage and stairs to first floor, a living room, a dining room , a well appointed kitchen with access to utility. Moving upstairs there are two double bedrooms and a large single plus a bathroom. Moving outside, there are gardens to three sides with access to a garage,(currently used as a store/workshop area) from private road at the rear.

LOCATION
Situated on a generous corner plot on the fringes of Freshwater Village shops and amenities including a good mix of bespoke outlets complimented by well known supermarket brands. There is a Sports Centre with indoor heated pool. a Health Centre, a Library and a mix of cafe's ,takeaways and a pub. Road and bus links across the Island are good and the nearest ferry to and from mainland UK via Lymington, can be found a 5-6 minute drive away in the nearby harbour town of Yarmouth.

There are plenty of local walks across surrounding countryside including Golden Hill Fort and the seafronts at Colwell Bay, Totland Bay and Freshwater Bay are also nearby to enjoy.

HALL
A deceptively spacious light and airy entrance with stairs to first floor and doors off to:

LIVING ROOM
4.275 x 3.650 (14'0" x 11'11")
A great room for a family to spread-out with window to the front and internal door into:

DINING ROOM
2.710 x 2.700 (8'10" x 8'10")
With room for table and chairs with double patio doors to rear gardens and arch to:

KITCHEN
3.530 x 2.710 (11'6" x 8'10")
A well designed kitchen with a good range of wall and floor mounted kitchen units with ample worksurface areas over. There is an integral double oven/grill/microwave and an inset hob with cooker hood over. There is an inset one and a half sink and drainer and a wall mounted gas combination boiler. Window to rear and door to:

UTILITY
1.690 x 1.135 (5'6" x 3'8")
With windows to three sides and a door to the garden, space and plumbing for a washing machine with shelving over.

FIRST FLOOR LANDING
Stairs to and from the hall with loft access and doors off to:

BEDROOM ONE
3.635 x 2.710 (11'11" x 8'10")
A double bedroom with window to rear aspect.

BEDROOM TWO
3.650 x 3.565 (11'11" x 11'8")
Another double bedroom with window to front aspect

BEDROOM THREE
2.625 x 2.585 (8'7" x 8'5")
A large single bedroom with built-in storage cupboard and window to front aspect.

GARAGE
5.235 x 2.455 (17'2" x 8'0")
Currently used as storage and extra utility/workshop area. Up and over door to the front and pedestrian access with window to the rear.









OUTSIDE
To the front there is a landscaped garden with some planted areas and a side garden running to the length of the side of the property laid to lawn with some small trees and shrubs. The rear garden is garden is landscaped and has been terraced to provide seating area on paved patio and a lower level garden with mature shrubs and flowers with another seating area. The rear gate leads to and from private lane at the rear.

TENURE
Freehold

COUNCIL TAX BAND
C

EPC RATING
C

POSTCODE
PO40 9LF

VIEWING
Strictly by appointment only via Spence Willard Estate Agents in Freshwater















95 Golden Ridge



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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