



1 BIRCH CLOSE
COLWELL, ISLE OF WIGHT

GUIDE PRICE
£320,000



1 BIRCH CLOSE COLWELL FRESHWATER ISLE OF WIGHT PO40 9SD

A WELL PRESENTED DETACHED THREE BEDROOM BUNGALOW SITUATED IN A DESIRABLE LOCATION AND WITHIN A FEW HUNDRED YARDS OF THE BEACH IN COLWELL BAY. THE PROPERTY OCCUPIES A CORNER PLOT IN A SMALL CLOSE OF SIMILAR BUNGALOWS WITH GOOD GARDENS TO THE FRONT AND REAR, OFF ROAD PARKING AND A GARAGE.

The accommodation is bright and airy with a large bath/shower room, a spacious sitting room, kitchen/dining room and an en suite shower room to one of the bedrooms. Other features include gas central heating, double glazing, cavity wall insulation and PVC cladded soffits and fascias for reduced maintenance.

As well as being close to the beach in Colwell Bay, the property is also within a mile of the shops, services and amenities in Freshwater village and within a ten minute drive of the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal.

ENTRANCE HALL with an airing cupboard housing a modern 'Baxi' gas boiler for the hot water and central heating system.

SITTING ROOM 12' 10" x 15' 3" (3.916m x 4.672m) A bright and spacious room with window to the side and patio doors leading out to the rear garden.

KITCHEN/DINING ROOM 21' 6" x 8' 3" (6.578m x 2.515m) Well fitted with a range of modern wall and base cupboards, drawers and work surfaces incorporating an inset stainless steel sink unit. Integrated washing machine, freestanding fridge

and freezer and a built-in eye level electric oven and electric hob with a stainless steel chimney cooker hood over. Windows to the front and rear and a door to the rear garden.

BEDROOM 1 11' 8" x 11' 1" (3.559m x 3.389m) A good double bedroom with window to the rear. Door to:

EN SUITE SHOWER ROOM fitted with a white suite comprising WC, wash hand basin and a tiled and screened shower cubicle with electric shower unit.





BEDROOM 2 12' 4" x 7' 11" (3.775m x 2.415m) Another double bedroom with window to the front.

BEDROOM 3 9' 2" x 8' 5" (2.819m x 2.585m) Another good bedroom with window to the rear.

BATHROOM 8' 4" x 7' 3" (2.564m x 2.220m) A good sized bathroom with suite comprising WC, wash basin, bath and shower cubicle. Tiled walls and a window to the side.

OUTSIDE To the front of the property is a good area of garden which is mainly laid to lawn and enclosed by established hedging and trees and shrubs. There is a block paved driveway providing off road parking and access to the **GARAGE** 18' 9" x 9' 0" (5.721m x 2.744m) with electric and overhead door, power and light, window to the side and door to the rear.

The rear garden is enclosed by timber fencing, mainly laid to lawn and stocked with plants and shrubs. In addition there are paved patio terraces to the side and rear and a greenhouse.

COUNCIL TAX BAND D

EPC RATING D

VIEWINGS

All viewings will be strictly by prior appointment with the sole selling agent Spence Willard.





TOTAL APPROX. FLOOR AREA 1074 SQ.FT. (99.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2016

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.



Avenue Road,
Freshwater,
Isle of Wight,
PO40 9UR
Tel: (01983) 756575

freshwater@spencewillard.co.uk

www.spencewillard.co.uk

