

SPENCE WILLARD



The Little House, Summers Lane, Totland Bay, Isle of Wight, PO39 0HQ

Stylish living is in abundance with this immaculate detached three-bedroom house set in good sized gardens on the village outskirts.

VIEWING

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The property offers bright and spacious accommodation which has been recently modernised to a high standard with some tasteful and elegant touches and now provides a beautiful and stylish home with modern family life in mind.

The well balanced space features a welcoming entrance hall with engineered oak flooring which continues throughout the majority of the ground floor creating a seamless flow. Both of the principle reception spaces feature a bay window to the front and the generous living room has an open fireplace and leads through to a good sized conservatory overlooking the garden with access onto a large decking. The large open plan kitchen/dining room is beautifully finished with modern units and continues through to a useful side area and utility room, both with access to the garden. A cloakroom completes the ground floor space. To the first floor there is a bright landing, a master bedroom with a modern en suite shower room, two further double bedrooms and a well appointed family bathroom. Outside there are good gardens to all sides of the property with an 'In and Out' driveway to the front providing ample parking space and access to a large detached garage tucked away to one side.

Although the property is situated on the southerly outskirts of Totland Bay, it is easily accessible to the village centre amenities, beach and Turf Walk. Nearby footpaths and bridle ways give access to miles of downland and coastal walks and the adjoining village of Freshwater, with its range of shops services and amenities, is within a mile. The harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is within a ten minute drive.

ENTRANCE HALL A welcoming space with an elegant staircase leading off and understairs storage.

CLOAKROOM with WC, wash hand basin and cupboard housing the 'Glow Worm' gas central heating boiler.

LIVING ROOM 19' 10" x 10' 11" max (6.057m x 3.335m) A generous and bright double aspect room with a bay window to the front and an open fireplace creating a lovely focal point.

CONSERVATORY 9' 2" x 12' 4" (2.805m x 3.784m) A heated room providing access out to the decking and garden.

KITCHEN/DINING ROOM 19' 10" x 10' 10" (6.057m x 3.323m) A beautifully appointed room with a bay window to the front and a bi-folding window to the rear which can fully open up to provide a feeling of being outside. The kitchen area is tastefully fitted with modern cupboards and drawers in a light sage green finish with Minerva work surfaces incorporating an inset double bowl sink unit. There is a double range cooker space with gas point and a feature canopy cooker hood over and an integrated dishwasher as well as further full height storage cupboards leading through to a **SIDE AREA** 10' 1" x 6' 3" (3.081m x 1.925m) A great additional space cleverly linking off the kitchen/dining room with further tall storage cupboards and double doors leading out to the garden.

UTILITY ROOM 6' 10" x 6' 3" (2.105m x 1.930m) A very useful space with access to the garden, plumbing for a washing machine and fitted storage cupboards/work surface with an inset sink unit.

FIRST FLOOR LANDING with a useful linen storage cupboard and access to the loft space with loft ladder.

MASTER BEDROOM 14' 4" x 9' 3" (4.387m x 2.824m) A large double bedroom with a variety of built-in wardrobe cupboards and enjoying a double aspect. **EN SUITE SHOWER ROOM** A smart facility with a modern suite comprising WC, vanity wash basin and a shower cubicle.

BEDROOM 2 8' 11" x 10' 11" (2.718m x 3.330m) Another double bedroom overlooking the rear garden.

BEDROOM 3 10' 11" x 8' 5" (3.330m x 2.571m) A generous double bedroom with an outlook to the front.

FAMILY BATHROOM A well appointed room with suite comprising WC, vanity washstand with counter top basin and a bath with fully tiled surround, shower unit over and a glass folding screen.

OUTSIDE To the front of the property is a gravelled 'In and Out' driveway providing good vehicular access and ample parking for several cars together with a timber garden shed and double gates leading to a further side area of parking and access to the large timber **GARAGE** 14' 7" x 16' 7" (4.458m x 5.075m) with double doors, power/light and a window and door to the side. Adjoining the garage is a useful lean-to store.

The rear garden is enclosed by fencing, hedging and trellis screening, mainly laid to awn and features two decking areas where you can sit and relax.

COUNCIL TAX BAND D

EPC RATING b c



The Little House



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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