

SPENCE WILLARD



Nestleton, Station Road, Yarmouth, PO41 0QT

A fabulous, recently upgraded, two bedroom semi-detached house located in a highly desirable position close to the River Yar Foot/ Cycle Path, and offering stunning views across the estuary

VIEWING:

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Nestleton offers a comfortable and stylish two-bedroom family home with light and spacious open-plan living accommodation and the option of a third bedroom downstairs if required. The property has been recently upgraded with works being undertaken to the garden and a new raised terrace. There are wonderful views of the estuary and marshes enjoyed from the first floor. The garden has been re-landscaped which has opened up the views towards The Mill and River Yar beyond.

Yarmouth is a popular and bustling harbour town located on the Island's north west coast, known for its excellent sailing facilities and with a good selection of local shops, pubs and restaurants as well as a strong community feel.

Partially glazed front door opening into:

OPEN PLAN KITCHEN KITCHEN/DINING/SUN ROOM The ground floor provides a spacious, light and sociable living area comprising:

DINING AREA With cast iron fireplace with wooden surround and mantle, stripped pine floors and large built-in store cupboard.



KITCHEN AREA A good-sized galley style kitchen fitted with a selection of floor and wall mounted units comprising cupboards and drawers. Inset ceramic sink with drainer, space and plumbing for washing machine, dishwasher and tumble drier. Integrated electric oven with halogen hob and extractor hood over. Stripped pine floors.

SUN ROOM A gloriously sunny room with an attractive aspect over the rear garden and glimpses of the river beyond. With bi-fold doors opening up onto a newly laid paved terrace.

INNER HALLWAY With stable door to outside and door to:

SHOWER ROOM Wet-room style shower room with mains power shower, WC and hand basin. Fully tiled walls and floor, heated towel rail.

LOUNGE/BEDROOM 3 Another good-sized reception room that works well as either a cosy lounge or a third, double bedroom. With cast iron working open fireplace with slate hearth and stripped pine floor.

Stairs to **FIRST FLOOR LANDING**, with doors off to:

BEDROOM 1 A spacious double bedroom with cast iron fireplace with flagstone hearth, built-in storage cupboard and stripped pine floors. Loft Access.

BEDROOM 2 A good-sized double bedroom offering pleasant views over the rear garden and glimpses of the river beyond. With cast iron fireplace with wooden surround and built-in storage cupboard. Loft access.

BATHROOM Large family bathroom with stunning river views and suite comprising panelled bath with mains shower over, hand basin inset into vanity unit with cupboard under and WC. Partially tiled walls, heated towel rail and large shelved airing cupboard housing the Vaillant boiler. Loft access which has been modified for storage only.

LOFT Boarded out with two Velux windows and loft ladders.

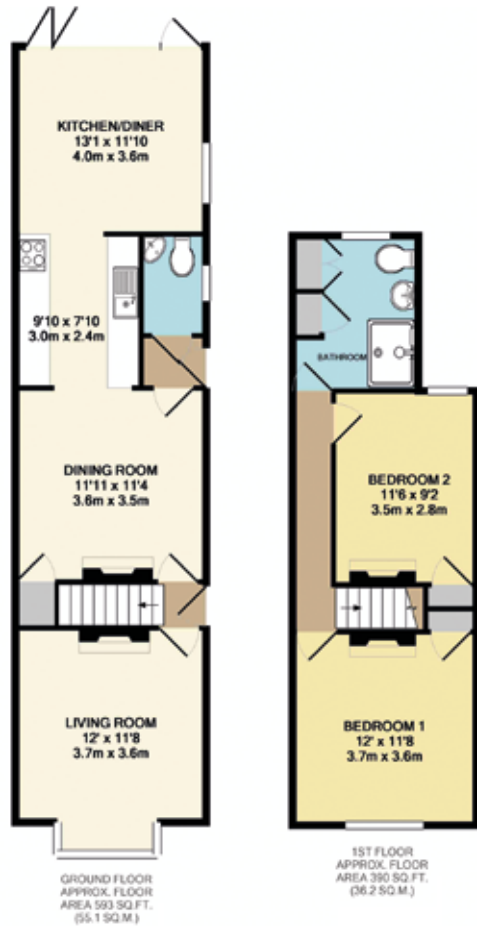
OUTSIDE

To the front Nestleton is a small enclosed garden and path leading to the front door and gated side access to the rear garden. The rear garden has a south-westerly aspect and stretches almost twice as far back as some of the neighbouring properties. Laid mainly to lawn with a patio area to the immediate rear of the house and enclosed by a mixture of mature and newly planted hedging. With good glimpses of The River Yar, the garden is a delightful sunny retreat.

SERVICES All mains services are connected.

EPC Rating D.





TOTAL APPROX. FLOOR AREA 982 SQ. FT. (91.3 SQ. M.)
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