



8 HOOKE CLOSE
FRESHWATER, ISLE OF WIGHT

GUIDE PRICE
£399,500

spence
willard

8 HOOKE CLOSE FRESHWATER ISLE OF WIGHT PO40 9FZ

AN IMMACULATELY PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED HOUSE WITH GARAGE AND ATTRACTIVE GARDEN BENEFITTING FROM THE REMAINDER OF AN NHBC, LOCATED IN A QUIET RESIDENTIAL CUL-DE-SAC OF SIMILAR PROPERTIES ON THE OUTSKIRTS OF THE VILLAGE CENTRE.

The property offers bright and airy rooms, conducive to modern day living. The large kitchen diner which leads out to the rear garden is well fitted with cream gloss soft close units and integral appliances. A stylish glazed door flows through to the spacious living room with square bay window. There is also a useful cloakroom and a utility room which has direct access to the integral garage. Upstairs the generous master bedroom includes a stylish ensuite shower room and large built in wardrobe with both hanging rails and shelves. There are three further bedrooms and an ample family bathroom. Further assets are the block paved driveway, fully enclosed garden with patio terrace, gas central heating and double glazed windows throughout.

Situated within a convenient position, the house is within a short walk of local amenities. Freshwater has a good range of shops, a health centre with doctor's surgery, a sports centre with swimming pool and is surrounded by some stunning countryside with wonderful coastal walks with nearby beaches including Totland Bay and Freshwater Bay. Yarmouth, with its picturesque harbour, range of restaurants and ferry services to Lymington is about 3 miles away.

ENTRANCE HALL With stairs off.

CLOAKROOM Fitted with WC and wash basin.

LIVING ROOM 21' 6"max x 10' 9"max (6.574m x 3.300m) A bright dual aspect room with wide, square bay window to the front.

KITCHEN/DINER 26' 8" x 9' 8" (8.148m x 2.948m) This tasteful fitted kitchen comes fully equipped with a combination of cupboards and drawers and has integrated appliances which include a double electric oven with gas hob and extractor canopy over, fridge/freezer and dishwasher. The dining area connects seamlessly to the rear garden through the French doors.

UTILITY ROOM 8' 5" x 5' 2" (2.59m x 1.60m) Fitted with floor and wall mounted cupboards with practical work surface over and stainless steel sink. There is a wall mounted gas central heating boiler and plumbing for a washing machine.

FIRST FLOOR A good flow space with built in airing cupboard housing the pressurised hot water tank.

BEDROOM 1 16' 7" x 10' 10" (5.080m x 3.327m) A generous double bedroom with deep, square bay window and large built in wardrobe.

ENSUITE Fitted with shower, vanity cupboard with wash basin, WC and heated chrome towel radiator.





BEDROOM 2 12' 4" x 12' 4" (3.774m x 3.773m) Another generous double bedroom.

BEDROOM 3 14' 6" x 8' 7" (4.426m x 2.640m) Another double bedroom.

BEDROOM 4 9' 10" x 9' 0" (3.012m x 2.749m) Currently used as a home office.

BATHROOM Fitted with a white suite comprising of a bath with shower over, WC and vanity cupboard with inset wash basin.

OUTSIDE A block paved driveway gives access to the garage 16' 4" x 8' 0" (4.990m x 2.460m) with electronic sectional door and integral door to the utility room. A side gate leads through to the attractive rear garden with extensive paved patio area and raised beds. Steps lead to the lawn area with colourful flower beds and raised bank with silver birch trees.

COUNCIL TAX BAND - E

EPC RATING - B



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



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.



See all our properties at
OnTheMarket.com

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

freshwater@spencewillard.co.uk

www.spencewillard.co.uk

