



59 GOLDEN RIDGE
FRESHWATER, ISLE OF WIGHT

GUIDE PRICE
£280,000



59 GOLDEN RIDGE FRESHWATER, ISLE OF WIGHT, PO40 9LF

A well presented chalet bungalow with garage, gardens and wonderful views towards Tennyson Down, located in a residential area of similar properties. This bright and spacious property offers comfortable living with the flexibility of either a third bedroom or study on the ground floor. A spacious, well appointed lounge has a wonderful outlook across the south facing garden and to the downs beyond. The modern fitted kitchen has ample space for a dining table and benefits from an access door to the side. There are two very good double bedrooms and a bathroom on the first floor.

As well as being within a short walk of the village centre facilities the property is also within a mile of the local beaches in Totland and Colwell Bays and also a short walk from local footpaths leading to Golden Hill Country Park. The historic harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is within a ten minute drive offering convenient access over the water.

ENTRANCE PORCH 7' 10" x 3' 4" (2.410m x 1.0602m) With ample space for coats and shoes.

HALLWAY With large built in cupboard and stairs off to first floor with storage cupboard underneath.

LIVING ROOM 19' 0" x 11' 0" max (5.800m x 3.362m) A spacious room with attractive fireplace housing a gas fire and patio doors leading to the stylish decked seating area to enjoy the views across the garden to Tennyson Downs beyond.

CLOAKROOM With modern vanity cupboard and inset wash basin, WC.

KITCHEN/BREAKFAST ROOM 16' 11" x 7' 11" widening to 10' 10" (5.171m x 2.425/3.319) Fitted with a range of modern wall and floor standing cupboards and ample work surface over with inset sink. Integrated appliances include an

electric oven, gas hob with extractor over, side by side fridge and freezer. There is also space and plumbing for a dishwasher. The Vaillant gas central heating combination boiler is discretely tucked away in a cupboard.

BEDROOM 3/STUDY 9' 11" x 7' 8" (3.038m x 2.356m) A versatile bedroom that could easily be used as either a dining room or study.

FIRST FLOOR

BEDROOM 1 13' 5" x 10' 9" (4.101m x 3.293m) A generous double bedroom with fitted wardrobes that incorporate access to plenty of eaves storage.

BEDROOM 2 10' 11" x 10' 9" (3.350m x 3.295m) A double bedroom with fitted wardrobe (eaves storage behind) and splendid sea and downland views across the top of the village.

BATHROOM Fitted with a white suite comprising of a bath with mains shower over and bi-fold screen, WC and pedestal wash basin. Heated towel rail.

OUTSIDE The lawn to the front is left open plan with a driveway giving access to the **GARAGE** 17' 6" x 8' 6" (5.347m x 2.607m) with up and over door, power, light, a window to the rear and personnel door to the side. A side gate leads to the rear garden which is mainly laid to lawn with a sunny raised decking area adjacent to the living room. Mature borders and timber fencing edge the garden and a stepping stone pathway leads to the other side which has a large metal shed and timber utility area with plumbing for washing machine.

COUNCIL TAX BAND D

EPC RATING D

VIEWINGS Strictly by prior appointment with the sole selling agent Spence Willard.

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

Yarmouth Office: The Square, Yarmouth, Isle of Wight PO41 0NP Tel: 01983 761005

Cowes Office: Waterside House, 72A High Street, Cowes, Isle Of Wight, PO31 7QJ Tel: 01983 200880

Bembridge Office: Grove House, Sherbourne Street, Bembridge, Isle of Wight, PO35 5SB Tel: 01983 873000

Email: freshwater@spencewillard.co.uk

www.spencewillard.co.uk