



## The Retreat Guyers Road, Freshwater Bay, Isle of Wight, PO40 9PZ

**£425,000**

This beautifully renovated three bedroom semi detached older style home is located on the fringes of Freshwater Bay and along a popular and sought after road close to the beach, fantastic countryside walks and the popular 'Piano Bar' Café. The current owners have modernised the property to a very high standard, with a beautiful fully fitted kitchen/diner to the rear with bi-fold doors out to the rear garden, underfloor heating to the ground floor, modern double glazed sash windows and tastefully decorated throughout. There are three good sized bedrooms and an additional loft room, gas central heating, open fire in the lounge and downstairs cloakroom. Outside the property benefits from having a sunny rear garden with large insulated garden room that benefits from having its own shower room and toilet, outside garden shower and a large driveway parking to the front. We feel this property will be a lovely family home, holiday bolt hole or simply a property for anyone looking to move in and just unpack! Please call now to arrange your viewing today.

Freshwater Bay is only 2mins away and there you will find walks to Tennyson and Afton Downs and a selection of cafes and tea rooms, the thatched church of St Agnes and the bay itself with its stunning pebble beach. A local shop called 'Orchards' is within easy walking distance and the Piano Café which serves Barista made coffee, cakes and nibbles is also very close by. The main shopping area of Freshwater village is approximately 1.4miles away, and from there you will find a number of facilities including a Sainsbury's local & Co-Op convenience, Tesco superstore, library, hairdressers, doctors and health centre, pharmacy, dentists, West Wight Leisure Centre and a number of regular bus routes serving Newport centre and Yarmouth.

# Accommodation

## Double Glazed Door To:

### Entrance Hallway

Porcelain tiled floor with underfloor heating, under stairs cupboard.

### Downstairs Cloakroom

'Burlington' suite comprising low level toilet, hand wash basin with vanity cupboard under, porcelain tiled floor with underfloor heating, extractor fan.

### Lounge

15'3 into bay x 12'10 (4.65m into bay x 3.91m )  
Bay with double glazed sash windows to front , double glazed sash window to side, open fireplace with tiled hearth, engineered oak flooring with underfloor heating.

### Kitchen/Diner

20'7 x 12'3 (6.27m x 3.73m)  
A lovely room with modern fitted kitchen comprising wall and floor mounted units with resin work surfaces over, seamless integrated sink, mixer tap, 'Neff' Induction hob with extractor over, built in double electric oven, built in microwave, integrated dishwasher, space for 'American' style fridge freezer, pull out larder unit, porcelain tiled floor with underfloor heating, double glazed window to side, bifold doors opening to the sunny rear garden.

### Utility Room

10'3 x 4'3 (3.12m x 1.30m)  
Wall mounted gas boiler for radiators and pressurised hot water cylinder, wall hung units and base cupboards with resin worktop over, plumbing for washing machine and space for tumble dryer, underfloor heating, double glazed door to garden.

### Stairs to

### Landing

Two 'Velux' windows, cupboard with shelving and housing the pressurised hot water cylinder, doors off.

### Bedroom 1

11'10 x 10'9 to wardrobes (3.61m x 3.28m to wardrobes)  
Two double glazed sash windows to front, radiator, a range of high quality built in wardrobes with hanging and shelving.

### Bedroom 2

12'11 x 11'10 (3.94m x 3.61m)  
Double glazed window to rear, radiator, built in wardrobe. Bookcase on a sliding door leading to:

### Loft Room

11'9 x 9'2 to base of wall (3.58m x 2.79m to base of wall)  
Sloping ceilings, 'Velux' window, eaves storage. A great room for a children's play area!

### Bedroom 3

12'9 x 8'00 (3.89m x 2.44m)  
Double glazed window to rear, radiator.

### Bathroom

10'4 x 8'00 max measurements (3.15m x 2.44m max measurements)  
Porcelain tiled floor, column towel radiator, low level toilet, hand wash basin with vanity cupboard under, panelled bath with mixer tap, double glazed sash window to front, large walk in shower cubicle with screen, metro tiled surround and mixer rainforest shower and handheld hose.

### Garden

To the front of the property there is a small area of bedding ideal for planting colourful flowers. The gated side access leads to the enclosed rear garden where you will find a large patio with porcelain slabs, raised lawn area, apple tree, power sockets and lighting, water tap and even an outside shower - ideal for washing off sandy feet! The garden is enclosed with fencing and is a real sun trap.

### Garden Room

Within the grounds of the rear garden is a large garden room which is fully insulated and currently used as an office and store room. There is power and light connected, and the garden room even benefits from having a shower room and toilet. Currently the garden room is split into three sections - lounge, bedroom, shower room and toilet. Ideal for extra guests or anyone wanting a home gym.

### Parking

The property benefits from having driveway parking to the front for at least two large vehicles.

### Tenure

Freehold

### Council Tax

Council Tax Band D.

### Services

Unconfirmed gas, electric, water and drainage.

### Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.







TOTAL FLOOR AREA - 1320 sq.ft. (122.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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