

# 76A VICTORIA AVENUE

Shanklin, Isle of Wight



COUNTRY HOMES

— Hose Rhodes Dickson —



# 76A VICTORIA AVENUE

Shanklin, Isle of Wight, PO37 6LY

Ryde 12 miles, Newport 9 miles, Ventnor 4.5 miles, Yarmouth 18 miles, Fishbourne 10 miles (All distances approximate)

A most attractive individually designed contemporary home which was completed in December 2016 and provides deceptively spacious family accommodation in a pleasant location backing onto fields and countryside. The accommodation on offer is substantial and flexible and is currently arranged as a four bedroom, three reception home but could offer up to 6 doubles if required. Features of the property include a contemporary high gloss kitchen within the sociable open plan living/dining/kitchen, well fitted bathrooms, large spacious rooms designed to maximize natural light with zoned LED low voltage concealed ceiling lights. The home is designed for a modern family and offers lots of space for socializing and people visiting.

Shanklin is a charming traditional seaside resort with a glorious long wide sandy beach set against a backdrop of dramatic sandstone cliffs, the seafont is within a short walk of the property, as is the town and Old Village. High speed mainland links can be accessed via local train networks.

## GROUND FLOOR

A grey UPVC sealed unit double glazed door with matching glazed side panel to a large:

**HALLWAY** An impressive long hall with oak flooring and at the end glazed French doors lead to the open plan sitting/dining room /kitchen. Attractive oak staircase with glazed panels lead to the first floor. Oak doors to the other ground floor rooms.

**STUDY/BEDROOM 5** UPVC sealed unit double glazed window overlooking the driveway and double garage to the front with countryside views in the distance.

**GAMES ROOM/GYM** UPVC sealed unit double glazed window to the side. Feature hand painted mural to one wall.

**CINEMA/BEDROOM 4** A good double room with large grey UPVC sealed unit double glazed window overlooking the front.

**BOILER ROOM/STORE** Vaillant boiler with large hot water tank and pressurized system. Tiled floor.

**UTILITY ROOM** With plumbing for washing machine and space for tumble dryer. Fitted with a range of base units with work surfaces over incorporating a single drainer sink with mixer tap and tiled splash backs. Tiled floor. Oak door to:

**BATHROOM/WC** Fitted with a white suite comprising bath with shower over, folding glazed screen, pedestal basin and low level WC. Obscured window to side. Extractor fan. Heated towel rail. Tiled floor.

**LIVING/DINING/KITCHEN AREA** A good size open plan area with three floor to ceiling aluminum sliding doors leading to the rear terrace. Oak flooring. Leading through to the **KITCHEN** fitted with contemporary high gloss wall and base units with integral full height fridge and separate freezer, integral dishwasher and built in microwave. 6 burner 'Smeg' range cooker with stainless steel extractor fan over. Single drainer sink top with mixer tap, tiled splash backs. . Window to side. Tiled floor.

## FIRST FLOOR

**LANDING** Obscured window to side with feature shelf below.

**MASTER BEDROOM** A generous size room with UPVC sealed unit double glazed window with far reaching views across to the downs in the distance. Door to **DRESSING ROOM** Radiator, LED low voltage ceiling lights. Door to large **EN SUITE SHOWER ROOM** with walk in glazed panel and tiled floor with rainfall shower head and riser. Pedestal basin with monobloc tap and low level wc. Fully tiled walls and floor. Extractor fan. Two obscured windows to front. Radiator. LED low voltage ceiling lights.

**BEDROOM 2** A double room with UPVC sealed unit double glazed window overlooking the rear gardens which back onto fields.

**BEDROOM 3** A double room with sealed unit double glazed windows overlooking the rear garden to fields beyond. Radiator.

**BATHROOM/WC** A large room with bath set in a tiled surround with central taps and shower off. Pedestal basin and low level wc. Fully tiled walls and floor. Radiator. Obscured window to side. Low voltage LED ceiling lighting.

**HEATING** The property has underfloor heating to the ground floor and radiators to the first floor supplied by a Vaillant boiler.

## OUTSIDE

To the front is a large gravel driveway providing parking and access to the **DOUBLE GARAGE** with two electric roller doors with light and power. Side access to the south facing rear garden with a large paved terrace accessed from the sitting room, steps lead up to a lawn area which backs onto fields and countryside.

**SERVICES** All mains connected.

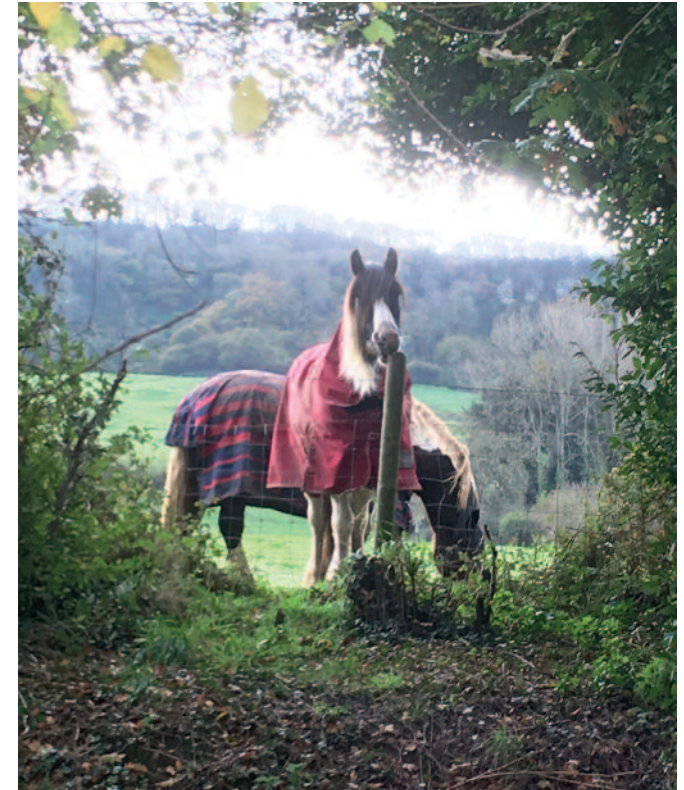
**COUNCIL TAX** Band F

**TENURE** Freehold

**EPC** B rating

## AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared. March 2018.





# COUNTRYHOMES

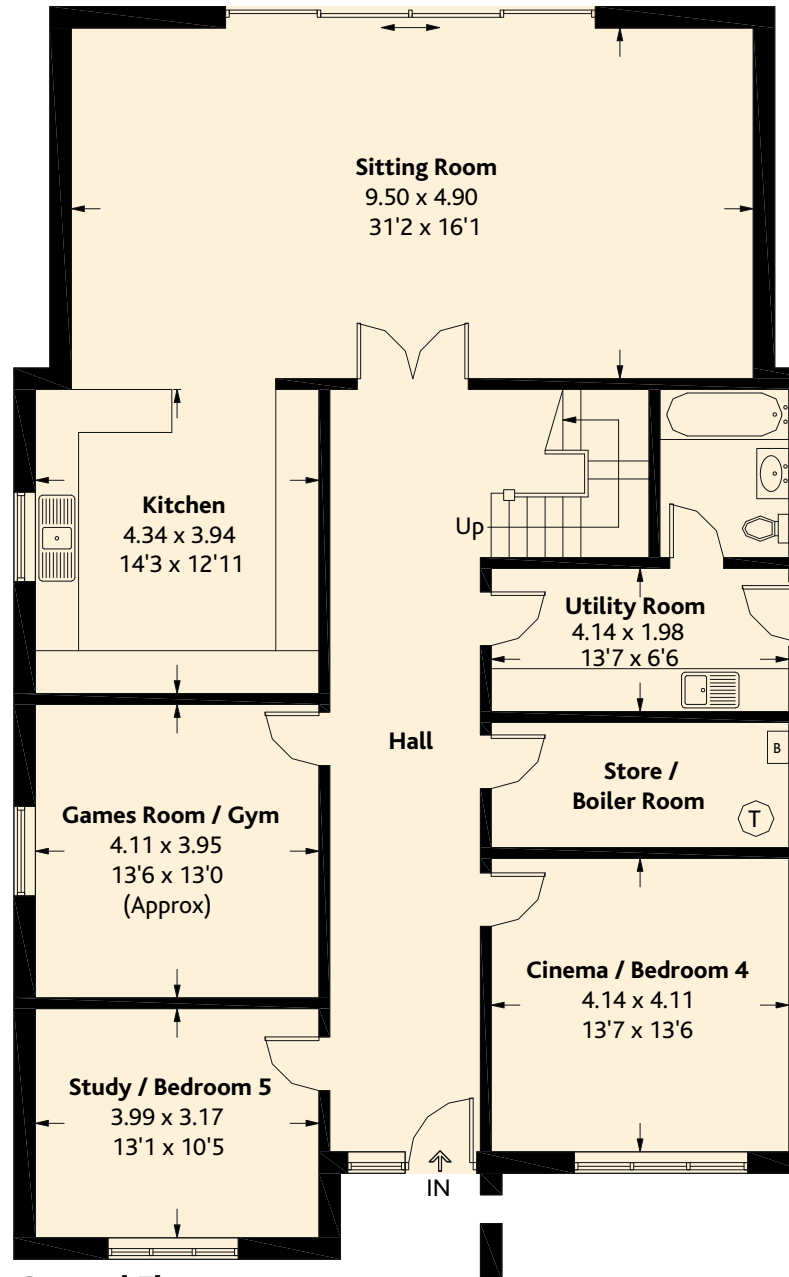
by Hose Rhodes Dickson

The Estate Office, 138 High Street, Newport, Isle of Wight, PO30 1TY.

Tel: 01983 538090 or 521144 Fax: 01983 521155

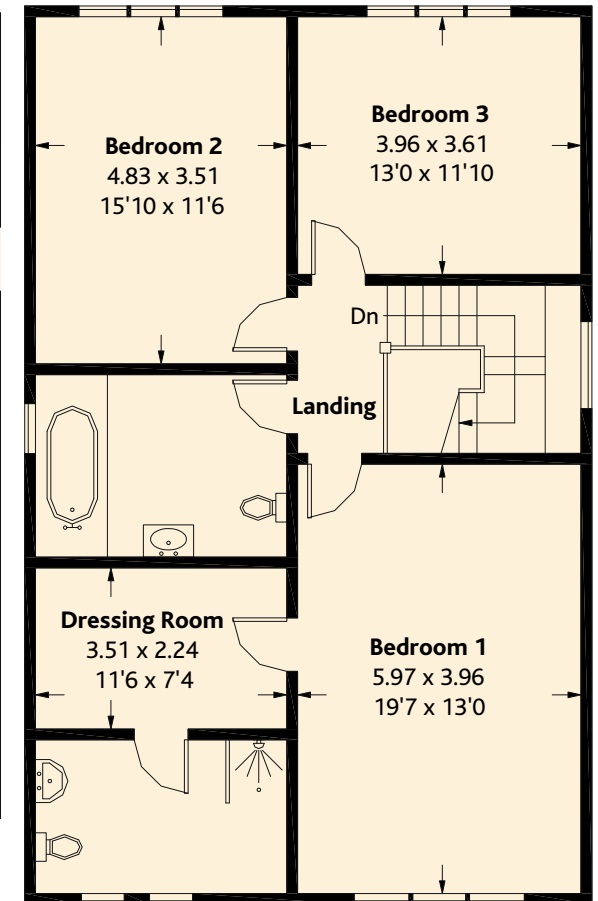
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Ground Floor

Approximate Gross Internal Area = 258.7 sq m / 2785 sq ft



First Floor



