

McCarthy
& BOOKER



5a Crescent Road, Sandown, Isle of Wight, PO36 8AX



Nestled in a secluded close near to the sea front in Sandown, this immaculate semi-detached house offers a perfect blend of modern living and comfort. Built in 2018, the property boasts a contemporary design that is both stylish and functional.

There is a spacious reception room, three well-proportioned bedrooms and two bathrooms. Parking and a low maintenance beach themed garden makes for a perfect full time residence or holiday home.

An immaculate modern three bedroom home

A relatively new build semi-detached home with three bedrooms, two bath/shower rooms, sitting room, kitchen/diner and a delightful 'sea-side' themed garden.

Located within a quiet close with parking and the bonus of views of the sea and Culver Downs from the upper floor. This beautiful home is ready to move into as a permanent residence or an ideal holiday home.

Interior

This lovely home is well insulated with thermal blocks, has 'raised' electrical sockets, wide doors, smoke and heat detectors on both floors and is perfectly presented. It has neutral decor throughout and wood effect laminate flooring flowing through the hallway, sitting room and kitchen/diner. With versatile accommodation, the ground floor bedroom could also be a formal dining room.

Ground Floor:

A long wide hallway has the staircase at the furthest end and leads off to a sitting room, bedroom and bathroom with a cupboard housing the boiler, consumer unit and storage for coats etc.

The bright bathroom has blue and white patterned flooring which blends well with the modern white suite that has a bath with overhead shower. The two reception rooms on this level are currently used as a double bedroom which could also be utilised as a formal dining room or large office, ideal for those who work from home, and a separate sitting room that has double patio doors to the garden.

The final room is the pristine kitchen with its light sage coloured wall and base units that includes an oven and four ring gas hob, space and plumbing for a washing machine as well as plumbing for a dishwasher within a storage cupboard, should you wish to install an integrated one. Within this bright room is plenty of space for a dining table and fridge freezer.

First Floor:

Two double bedrooms and family bathroom.

The two generous sized bedrooms both have under-eaves storage that runs the full width of the room and has views out to the sea and Culver Downs. The shower room has a walk in fully tiled shower cubicle, vanity unit, basin and wc. The upstairs hallway is bright and spacious and is currently used as a seating area for office type work along having further under-eaves storage.



Exterior

Located on the site of a former dairy, this quiet close is extremely well maintained. It is block paved with a parking space directly outside, lighting around the perimeter and use of the three visitors spaces. Directly outside the entrance door is a discreet purpose built bin store and a high wooden gate giving access to the rear of the property.

The rear garden is a triumph of landscaping to make it into a 'sea-side' themed garden that is not only pleasing on the eye but practical as well.

Along with a decked area, the sun deck, there is a paved patio and a 'lawn' of sea pebbles dredged from Bembridge Harbour. Dotted throughout are small flower beds of larger white pebbles or re-purposed rope which are filled with plants including poppies, echiums and rosemary. Within this quiet private garden, where you are not overlooked, there is a pretty beach hut, placed perfectly to enjoy the sunsets and to hear the distant roar from the lions at the nearby zoo. On one side of the garden is a storage hut, with its own green roof garden, and outside power points and tap, great for washing off after visiting the nearby beach.

Sandown

Situated on the eastern side of the Island, which gives fantastic sunrises over sheltered Sandown Bay and some of the best sandy beaches on the Isle of Wight. These continue northwards through to Yaverland and Culver Down and follow down to Shanklin and Luccombe.

A traditional 'bucket and spade' holiday destination which includes Sandown Pier built in 1878. The Wildheart Animal Sanctuary is based within one of Lord Palmerston's Fort 'Follies' and is now home to lions, tigers and many other animals with successful conservation projects within the Island and abroad. As expected of a seaside resort there are many restaurants, tea shops and attractions catering for the whole family.

Sandown is well connected to the rest of the Island with a railway station that links it with Ryde and has good bus routes to Newport and surrounding areas.

Further Information

Tenure: Freehold

EPC: B

Council tax band: C

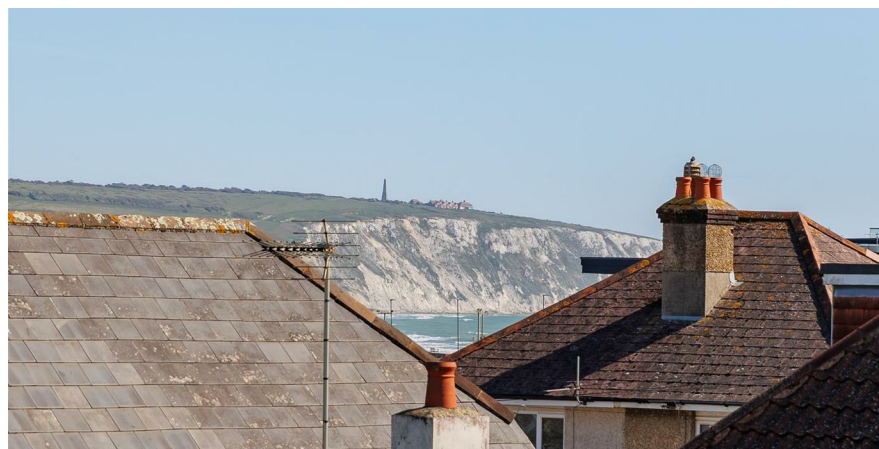
Gas central heating via Vaillant boiler

Broadband max predicted: Download 900mbps Upload 900mbps

Mains water, electricity, gas and sewerage

Service charge for upkeep of parking area, lighting and drains £205pa

House is covered by NHBC - 3 years remaining



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

