

McCarthy
& BOOKER



34 Fleet Way, Shalfleet, Newport, Isle of Wight, PO30 4PR

Guide Price £350,000



A delightful detached bungalow with three double bedrooms located in a quiet cul-de-sac in rural Shalfleet. With off road parking and garden, this very well presented home must be viewed.

A immaculate three bedroom bungalow

Located in a quiet cul-de-sac in rural Shalfleet. This beautifully presented home has three double bedrooms, a large sitting room, modern kitchen and a garage, currently converted to a large storage room but can be easily reverted back for a car storage. Low maintenance gardens and off road parking complete this delightful home.

Interior

This bungalow has a lot to offer, not only with its excellent presentation and three double bedrooms, the property has been purposely built with generous sized doorways that could fit a wheelchair, lower height light switches and a slope leading to the entrance door.

Inside this well thoughtout property it is light and airy and from the generous sized hallway you reach all rooms including an internal door to the garage/store room. Laminate flooring runs throughout all the rooms apart from two carpeted bedrooms, practical and stylish. There are two double bedrooms looking out to the rear garden and one to the fore. The bathroom is a good size and includes not only a bath, wc and basin but also a tiled separate shower cubicle. A separate convenient cloakroom leads through to the garage/store room. This great space has plenty of room for additional storage and gives access to the rear garden and can be easily returned to use as a garage. The modern kitchen has light wooden wall and base units which include an electric oven and a four ring gas hob. There is space and plumbing for a washing machine and room for a breakfast table and a large American style fridge freezer. The large sitting room gives relaxing views out to the garden through the double patio doors.

Exterior

A well kept block paved driveway leads to the garage door and a slope leads up to the smart entrance door with a flower bed to one side. The secluded south west facing rear garden is L shaped and has a a side entrance gate to the front of the property. A lovely mix of perfectly presented flower beds, mature plants, patio and low maintenance faux grass makes this private area a great place to relax, socialise and dine al-fresco. A summer house completes this pretty garden.

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Shalfleet, Newport

Shalfleet, meaning shallow stream, is a small village located between Yarmouth and Newport in the northwest of the Island.

It has great countryside walks and cycle tracks and picturesque views across nearby Newtown creek.

The village itself was mentioned in the Domesday Book and the pub, The New Inn, has been present since 1743.

Located 10-15 minutes by car to Yarmouth, Freshwater and the capital, Newport, it also has a regular bus service to these destinations.

Further Information

Tenure: Freehold

Council tax band: D

EPC: C

Gas central heating via Vaillant Eco Pure 825 boiler

Double glazed throughout

Mains water, gas, electricity and sewerage

Broadband: Wightfibre available



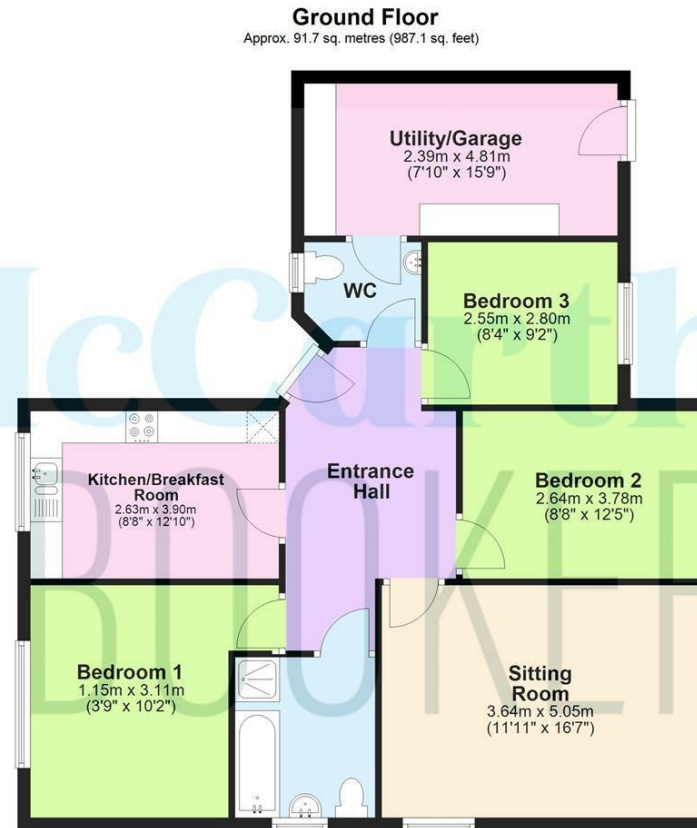
Viewing

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.



Total area: approx. 91.7 sq. metres (987.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
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