

Shanklin, Isle of Wight



- **Stunning Presentation Throughout**
- **En-suite and Family Bathroom**
- **Sunny, Well Sized Rear Garden**
- **Driveway Parking**
- **Close to Town & Transport Links**



About the property

Step into your new lifestyle with this beautifully presented home, nestled in a quiet cul-de-sac. Ideal for families, this fantastic home offers abundant parking, and generous outdoor space, and is immaculately maintained throughout.

Located in the charming coastal town of Shanklin, this property is a stone's throw from the cycle track, a leisurely stroll from the town centre, and just moments away from the beach. Embrace the vibrant local scene with shops, cafes, and restaurants along the bustling High Street, or hop on a train at the nearby station, offering excellent links to the mainland via Ryde Pier.

You'll love the convenience of driveway parking for at least three cars, with easy side access to a sunny, well-maintained rear garden. Perfect for family gatherings, the garden boasts a lush lawn, a cosy patio area, and a generously sized shed for all your storage needs.

Inside, this home is a testament to modern living, with a stylish and thoughtfully designed layout. The space is perfect for sociable family life, featuring a spacious kitchen/diner overlooking the serene rear garden, a large lounge for relaxing evenings, and a convenient downstairs W/C. Upstairs, discover three beautifully appointed bedrooms, including a master with an en-suite, plus a family bathroom ensuring comfort for everyone.

Local Authority - Isle of Wight Council
Council Tax Band - D
Tenure - Freehold

Accommodation

GROUND FLOOR

Entrance Hall
Lounge 21' x 10'11
Kitchen/Diner 17'8 x 10'
Cloakroom W/C

FIRST FLOOR

Landing
Bedroom 1 14' (max) x 11'3
En-suite
Bedroom 2 14' x 10'
Bedroom 3 10'2 x 8'5

Bathroom

OUTSIDE

Driveway Parking
Side Access
Rear Garden
Shed

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggiew.co.uk

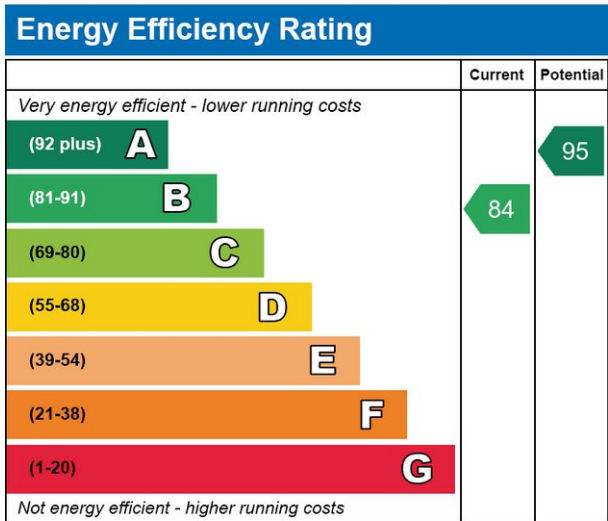
Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiew.co.uk



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to check the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.