



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



8
DONNINGTON DRIVE
SHANKLIN
PO37 7JA

£450,000



01983 868 333
www.arthur-wheeler.co.uk



• DETACHED HOUSE • 4 BEDROOMS • ANNEXE • SUPERB CUL DE SAC
LOCATION • PARKING • GARAGE • GARDENS

A super detached family home (WITH ANNEXE) being well located in a sought after residential cul de sac but offering convenient access to the town being about one third of a mile distant. The Town Centre offers a selection of amenities that include a Railway Station (with mainland passenger links), Bus Terminus, Medical Centre, two Co-operative Stores, two Pharmacies, a Sub Post Office and a good selection of general shops.

The well planned and spacious accommodation benefits from gas fired central heating, replacement uPVC double glazed windows, Parking, a Single Garage, two tiered Terraced Garden and a flexible First Floor Annex.

To fully appreciate the accommodation and potential we would recommend an internal viewing. It comprises:

GROUND FLOOR

Replacement Front Door to

ENTRANCE HALL

CLOAKROOM

KITCHEN/BREAKFAST ROOM 15'5" max x 14'11"
(4.57m@1.52m max x 4.55m)

Built in cupboard housing Vaillant gas fired boiler.

STORE AREA

with door off to Integral Garage.

LOUNGE/DINER 30'9" x 11'9" (9.37m x 3.58m)

Two feature bow windows and French doors leading to Lower Garden Terrace.

Stairs to:

FIRST FLOOR AND LANDING

with ceiling hatch to insulated roof space.

BEDROOM 1 11'10" x 13'3" max (3.61m x 4.04m max)

BEDROOM 2 11'10" x 8'6" max (3.61m x 2.59m max)

BEDROOM 3 11'10" x 6'10" max (3.61m x 2.08m max)

BEDROOM 4/OFFICE 8'8" x 8' (2.64m x 2.44m)

BATHROOM/WC

Doors leading to

ANNEXE ACCOMMODATION

KITCHEN 9'10" x 8'11" (3.00m x 2.72m)

BEDROOM 12'5" x 14'4" max (3.78m x 4.37m max)
L-shaped.

SHOWER ROOM

SITTING ROOM 10'10" x 7'9" (3.30m x 2.36m)

REAR BALCONY 9'9" x 8'5" (2.97m x 2.57m)

enclosed by railing with steps down to Patio Area/Rear Garden.

OUTSIDE

Open plan front garden being mainly laid to lawn with block paved Driveway/Path providing parking and leading to:

INTEGRAL GARAGE 25'8" x 8'8" red to 7'11" (7.82m x 2.64m red to 2.41m)

with up and over door, power and light. Door leading to

STORE ROOM 13'5" x 7'10" (4.09m x 2.39m)

with door leading to Garden.

Side gate and pathway leading to Enclosed Rear Garden which is arranged on three levels with the lower and middle levels being laid to Patio and the top tier having a SUNKEN SWIMMING POOL. Timber Shed. Variety of shrubs etc. Outside tap.

SERVICES

All mains are available.

TENURE

Freehold (TBC)

COUNCIL TAX

Band F

NB: photographs are historic.

