



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

57, Yarborough Road

Wroxall, Isle of Wight PO38 3EA



Offering a fabulous semi-rural lifestyle, this well-presented detached bungalow comes complete with glorious mature gardens, a private driveway and garage, and occupies a peaceful position in a desirable residential area.

- Delightfully presented two-bedroom detached home
- Spacious and chic interiors filled with natural light
- Network of rural footpaths and trails on the doorstep
- Set in a quiet spot at the end of a no-through-road
- Near to village amenities and public transport links
- *****. CHAIN FREE *****
- Updated throughout with high-quality finishes
- Private driveway parking and an integral garage
- Large cellar space offering further potential
- Beautifully designed, well-established gardens

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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With spacious accommodation and stylish, well-designed interiors throughout, this beautiful home provides modern-day living within a quiet, peaceful semi-rural village location. Originally constructed in the late 1960s, and updated by the current owners throughout, the property benefits from high quality finishes including a fantastic, recently upgraded kitchen. Gardens front and rear are well-established, making the most of the sunny position, with an abundance of thriving shrubs and trees, which combine with a stream to create an enchanting outside space.

Offering an idyllic village lifestyle surrounded by spectacular countryside, 57 Yarborough Road is located in the desirable village of Wroxall which is nestled among picturesque downland, between the popular seaside towns of Shanklin and Ventnor, both of which enjoy stunning beaches, independent shops and good restaurants. Within easy walking distance from the property, a variety of village amenities include a convenience store incorporating a post office, a primary school, an active community centre and the village pub. The nearby picturesque village of Godshell boasts some of the oldest and prettiest architecture on the Isle of Wight, such as its medieval church, thatched-roofed cottages and traditional tearooms. For those who enjoy exploring the great outdoors of the Isle of Wight, the popular Red Squirrel Trail is very close by, which provides 32 miles of mostly traffic-free cycling routes through the heart of the Island's beautiful countryside. Public transport links are provided by Southern Vectis bus route 3, connecting Newport, Wroxall, Ventnor, Shanklin and Ryde, which operates half-hourly through most of the day.

Accommodation is all on one level and comprises a large entrance hall, lounge, kitchen, two double bedrooms and a shower room, surrounded by gardens front and rear and with the added benefit of a driveway, an integral garage and a large cellar space that could provide further potential.

Welcome to 57 Yarborough Road

Benefitting from a tranquil position towards the end of this popular no-through-road, a driveway leads down through a fabulous front garden to the well-presented cream façade of the property. A glazed door leads into the entrance hall.

Entrance Hall

16'4 x 8'7 max (4.98m x 2.62m max)

Soft green walls combine with neutral, large-scale tiles in the entrance hall to create a welcoming ambience. The hall widens to create plenty of space for a dining table or desk space, and there are a pair of contemporary wall lights and a sleek vertical radiator. A hatch provides access into the part-boarded loft. Oak panel doors lead to the lounge, both bedrooms and to the shower room, and an open doorway connects to the kitchen.

Kitchen

11'11 x 8'4 (3.63m x 2.54m)

The tiled floor flows from the hallway to create continuity into the beautiful, recently updated kitchen. The kitchen comprises a useful mix of shaker style base and wall cabinets, presented in an elegant blue tone with a natural wood-laminate roll-edge worktop and complemented by stunning marble effect metro tiled walls. A stainless-steel sink and drainer sits beneath a window with views over the garden to the fields beyond, and a door leads out to the elevated veranda. There is space for an oven with a fitted extractor hood over, and plenty of room for a large fridge-freezer. The kitchen is finished with a stylish vertical radiator and triple pendant lights.

Lounge

17'10 x 12'0 (5.44m x 3.66m)

Generously proportioned and light, with large dual aspect glazing providing a lovely green view over the garden and fields, the lounge is immaculately presented in a neutral scheme over a chic wood-laminate floor. There is a central pendant light, and the room is arranged around an ornate woodburner, set on a tiled hearth in a characterful chimney breast, finished in a contrasting terracotta colour with an oak mantle.



Bedroom One

13'9 x 9'11 (4.19m x 3.02m)

Elegantly presented in soft pink walls, contemporary grey trim and a fabulous solid oak floor, the primary bedroom is well proportioned and light, with dual aspect glazing to the side and front aspects. There is also a candelabra style chandelier and a radiator.

Bedroom Two

10'10 x 9'10 (3.30m x 3.00m)

The second bedroom benefits from contemporary grey décor and solid oak floor, with a central chandelier, radiator and a large window which looks to the front aspect and fills the room with light.

Shower Room

10'0 x 5'6 (3.05m x 1.68m)

The large neutral tiles continue from the hall into the floor and walls of the shower room, creating a cohesive scheme that enhances the feeling of space. There is a luxuriously large walk in shower complete with a rainfall head and sleek glass screen, contemporary grey vanity unit, with a white basin and chrome mixer tap, and a matching dual-flush low-level WC. The shower room also benefits from three wall-lights, a window to the side aspect that has patterned glass for privacy and a heated chrome towel rail.

Outside - Front

The front garden is a mix of lawns and driveway, complete with a front wall made of Island stone and multiple flowering shrubs and plants. There is parking for at least three vehicles on the driveway, and space for an outside seating area beside the front door. Paths lead either side of the house to connect to the rear, on the north side giving access to the raised veranda, and on the south side descending to the lawn.

Garage

17'10 x 8'5 (5.44m x 2.57m)

The garage is a good size, with an up-and-over door, power and lighting, a large window to the side with frosted glass, a selection of fitted cabinets providing useful storage, and space for a fridge and freezer. The garage is also home to the consumer panel and to the Worcester combi boiler.

Outside - Rear

Accessed from the side path and from doors from the kitchen and garage, a veranda spans the back of the property, providing an elevated spot from which to survey the enchanting garden. Steps, which are currently being renewed, lead down to the lawn. A door beneath the veranda provides access to the cellar. The lawn is dotted with shrubs and trees including twisted hazel, magnolia, hydrangea and gunnera, and leads down to a rocky stream which flows throughout the winter months. The valley creates a wonderful environment for wildlife and further plants, with snowdrops, bluebells, bottlebrush, agapanthus and callicarpa all thriving. A bridge provides access to the opposite bank which is also full of flourishing planting.

Cellar

This large space is approximately the same size as the kitchen and lounge, with a partial wall between. The cellar is currently home to a washing machine and dryer, and could offer further potential for a variety of uses.

57 Yarborough Road presents an enviable opportunity to purchase a move-in ready home, surrounded by fabulous gardens and countryside, set in a tranquil yet convenient position in the sought-after village of Wroxall. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

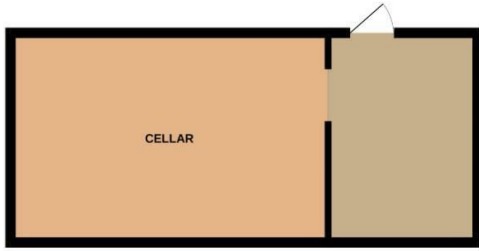
Tenure: Freehold

Council Tax Band: C

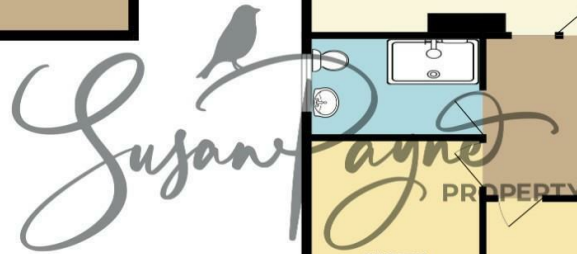
Services: Mains water, gas, electricity and drainage



BASEMENT
317 sq.ft. (29.5 sq.m.) approx.



GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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