



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 8, Carpenter Close

Sandown, PO36 9ND



Situated within a quiet, convenient location, this spacious three-bedroom detached home is perfect for those seeking a modernisation project and benefits from a large rear garden as well as a driveway.

- Detached three-bedroom bungalow
- Quiet cul-de-sac location
- Sizeable east-facing rear garden
- Walking distance to sandy beaches
- Conservatory to the rear
- Offered for sale chain-free
- Fantastic modernisation opportunity
- Convenient location for amenities and travel links
- Driveway parking with a carport
- Naturally light, well-arranged accommodation

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

Preview our newest listings first!  
Search on Facebook for:  
 Susan Payne Property  
Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at [sales@susanpayneproperty.co.uk](mailto:sales@susanpayneproperty.co.uk), visit our website at [susanpayneproperty.co.uk](http://susanpayneproperty.co.uk) or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



This three-bedroom single-storey home is tucked away within a peaceful cul-de-sac and presents a fantastic opportunity for the new owners to put their own stamp on. Located just a short walk from the many village amenities and the golden sands of Sandown Bay, 8 Carpenter Close offers a convenient, seaside lifestyle and boasts a sizable east-facing garden to the rear. Bathed in natural light throughout, the accommodation comprises an entrance hall leading to a galley-style kitchen, a large living room, three bedrooms, and a shower room. Connecting with a small conservatory at the rear of the home, bedroom two is a versatile space which could also be used as an additional reception room such as a dining room or snug.

Situated in the seaside village of Lake, the property is positioned in a popular coastal location within easy walking distance to the spectacular beaches of Lake and Sandown Bay. As well as offering a seaside lifestyle, the property is also well located for local schools and a convenience store which is located just a short stroll from the property. A further five-minute walk away is Lake High Street providing a wide range of amenities such as a Tesco Metro store, a Chinese takeaway, the Lake Fish Bar, a doctor's surgery and a pharmacy. Sandown High Street is also conveniently located within a twenty-minute walk which offers a range of great shops, cafes and restaurants, and Lake railway station is under a ten-minute walk from the property providing a direct route to Ryde with its mainland travel links. Sandown seafront enjoys a whole host of family activities such as a range of watersports, a dinosaur museum, the Wildheart Animal Sanctuary and the Sandham Gardens attraction. For keen fitness and wellness enthusiasts, the Heights Leisure Centre is nearby and offers fitness classes and a gym, a large swimming pool, and a health suite.

### **Welcome to 8 Carpenter Close**

Approaching the property from Carpenter Close, double gates open to a walled gravel front garden with a central paved area and a driveway leading to a carport at the side of the property. The driveway has a storage shed and provides an approach to a gate giving access to the rear garden, and a side UPVC entrance door opening to the entrance hall.

### **Entrance Hall**

*extending to 11'01 and 7'05 (extending to 3.38m and 2.26m)*

This L-shaped, carpeted entrance hall gives access to each of the rooms and benefits from a built-in, full-height storage cupboard and has a ceiling hatch leading to a loft space. Fitted with a pendant light fixture, the hall also includes a telephone/internet point, an electric storage heater and a neutral wall decor which continues throughout the property.

### **Kitchen**

*11'02 x 6'06 max (3.40m x 1.98m max)*

With a large window to the front aspect, this room is fitted with cream wall and base cabinets topped with a neutral countertop which incorporates a composite sink and drainer. There is plumbing for a washing machine, gas connections for a cooker and space to position a fridge freezer. Fitted with a ceiling light, the room has a vinyl floor, white splashback wall tiles and a large built-in cupboard housing a water tank and an electrical consumer unit.

### **Living Room**

*13'0 max x 11'02 (3.96m max x 3.40m)*

Featuring a large window to the front aspect, this carpeted room enjoys plenty of natural light and has an electric coal-effect feature fireplace with a tile surround. Also located here is a television aerial connection, a ceiling fan light, and a storage heater.

### **Bedroom One**

*12'08 x 9'06 (3.86m x 2.90m)*

Boasting a dual aspect with a window to the side and rear, this carpeted double bedroom is light and airy, and includes a storage heater, plus a pendant light fixture.



### **Bedroom Two**

*10'0 x 8'06 (3.05m x 2.59m)*

This versatile room has sliding glazed doors to a conservatory and is fitted with an electric storage heater, a carpet, and a multi-pendant light fixture.

### **Conservatory**

*9'03 x 5'08 (2.82m x 1.73m)*

With a lean-to polycarbonate roof, this conservatory has glazing to the rear and sides, and provides a partially glazed side door to the rear garden. This space also has a neutral carpet.

### **Bedroom Three**

*9'06 x 7'0 (2.90m x 2.13m)*

Providing a single size bedroom or a home office, this room has a carpet and is fitted with a pendant light fixture and an electric storage heater.

### **Shower Room**

*6'0 x 5'08 (1.83m x 1.73m)*

Featuring an opaque window to the side aspect, this room consists of a shower cubicle with an electric shower unit, a low-level w.c, a bidet, and a pedestal hand basin with a mirror above. Fitted with a ceiling light and an extractor fan, this room also has a wall-mounted cabinet, a vinyl floor, and fully tiled walls in white.

### **Rear Garden**

Offering plenty of scope for the new owners to create their own outdoor retreat, the rear garden is laid to lawn and enjoys a fantastic east-facing position. Enclosed with fencing, the garden provides gated access to the driveway where there is a shed and an external tap.

### **Parking**

A driveway spans to the side of the property and provides off-road parking for up to four vehicles.

8 Carpenter Close represents a wonderful opportunity to acquire a spacious three-bedroom detached bungalow tucked away in a peaceful and convenient residential location. A viewing is highly recommended with the sole agent, Susan Payne Property.

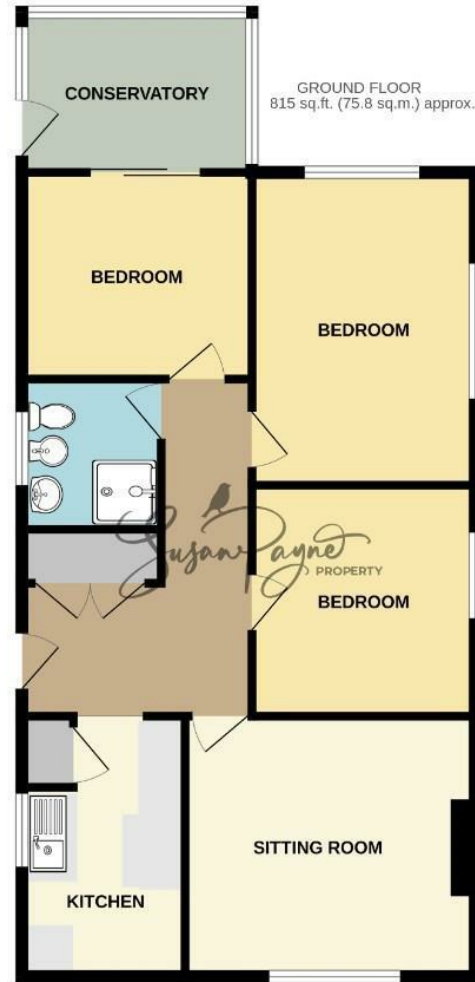
### **Additional Details**

Tenure: Freehold

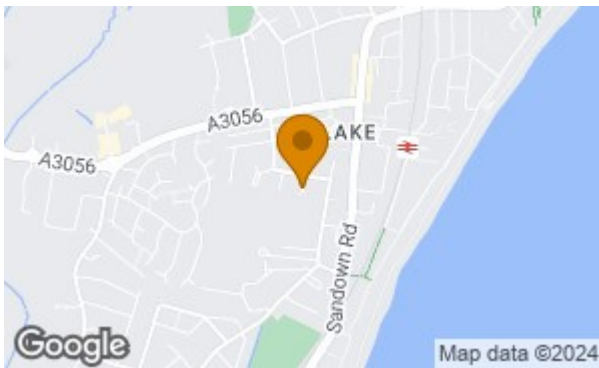
Council Tax Band: C


Services: Electricity, Mains Water and Drainage.


\*Please Note: Whilst there is no gas central heating installed, we have been advised that gas is connected to the property.



TOTAL FLOOR AREA: 815 sq.ft. (75.8 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. The 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.  
 Made with Metreplex ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">81</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">81</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.