



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

47b, Bannock Road

Whitwell, Ventnor, PO38 2RB



Presenting a charming semi-detached two to three-bedroom home boasting modern, spacious interiors, with stunning views and a lovely rear garden.

- Charming semi-detached property
- Oak framed sunroom to the rear
- Set within a peaceful residential area
- Off road parking to the rear
- Village amenities a short drive away
- Two to three bedrooms
- Stunning downland views to the front
- Plenty of countryside walks on the doorstep
- Lovely garden with patio
- Underfloor heating and air source heat pump

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

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Sympathetically updated and maintained over the ten years the current owners have lived here, this stunning family home comprises an entrance hall with a cloakroom and access to an understairs cupboard, plus there are double doors into the lounge area, and a door to the kitchen. The kitchen and lounge area are semi open planned, and a stunning oak framed sunroom is accessed via French doors from the lounge area. The stairwell from the entrance hall leads up to the first-floor landing providing access to the shower room, and two double bedrooms, one of which has potential to become two rooms to create a third bedroom. The garden space to the rear enjoys the sunshine through most of the day and is equipped with power plus there is a gate to the parking area.

Located on a quiet residential road, the property benefits from nearby village amenities, including a highly regarded pub, a garage and a convenient post office. Whitwell has many footpaths and bridleways running through it, offering access to wonderful country walks; outside the pub is a milestone for the Yar trail route that finishes in Bembridge where the Yar River flows into the harbour. The village hall enjoys many activities and events, including the Whitwell Village Show which takes place annually each summer. Just 3.2 miles away is the traditional seaside resort of Ventnor where you can take advantage of the island's southernmost golden beach, a range of boutique shops, eateries and supermarkets as well as the delightful Victorian Promenade. Additionally, the popular village of Niton is about a five-minute drive away which provides a great range of facilities including local schools at pre-school and primary level, a convenience store, a post office, a medical centre, pubs and a cafe, and a pharmacy. Southern Vectis bus route 6 links Whitwell with the towns of Newport and Ventnor, including intermediate villages.

Welcome to 47b Bannock Road

Set within an elevated position off Bannock Road, the property presents a set of steps up to the front of the house with a side access on one side and the open porch located at the centre of the double-fronted property.

Entrance Hall

extending to 9'10" (extending to 3.01)

Entering through a cottage green composite door into a spacious entrance hall with practical yet stylish 'Karndean' flooring, which continues to the cloakroom and kitchen. There is a large understairs cupboard concealing the underfloor heating elements and the air source heat pump controls.

Cloakroom

6'4" x 3'4" (1.95m x 1.02m)

Continuing the flooring, this stylish ground floor cloakroom is equipped with a w.c and basin integrated unit, plus there is a window to the front aspect. The space is partly panelled and features a matching wallpaper and a decorative tile, over.

Open Plan Living/Kitchen Area

23'9" x 19'11" (7.25m x 6.08m)

A door from the entrance hall leads into the kitchen space and continues the flooring. This L shaped space features a modern kitchen which flows nicely into the lounge area which offers a semi-open plan space ideal for entertaining or for all the family. The kitchen space offers a range of neutral base and wall cabinets with ample storage as well as offering space for an integrated washing machine, plus there are integrated appliances including a dishwasher, fridge freezer, electric oven and hob with an extractor over. The spacious lounge space is naturally lit from the south facing window to the front aspect and the large French doors to the rear open into the beautiful sunroom. The lounge space is carpeted and is decorated with a patterned wallpaper, plus French doors from here lead back to the entrance hall.



Sunroom

20'9" x 13'3" (6.34m x 4.04m)

Beautifully built with an oak wood frame, this stunning addition to the property offers a fantastic space to enjoy views over the garden as well as it being an extension to the lounge with space for both lounging and dining furniture. The space is naturally lit by Velux windows and glazing to the rear and side allowing plenty of light into this room. French doors step straight out into the garden.

First Floor Landing

extending to 13'1" (extending to 3.99m)

Providing access via a carpeted turning staircase, this space leads to two double bedrooms and the shower room.

Bedroom One

20'4" x 9'6" (6.22m x 2.92m)

This large double bedroom benefits from two windows to the rear aspect, plus access to a little dressing room which was originally an en-suite and still features the plumbing needed to create an en-suite. The room, formally two bedrooms, has potential to be put back into two bedrooms, depending on the new owners' requirements. The loft can be accessed from here via a hatch, which leads to a large loft space with potential to convert into an additional room and en-suite (subject to planning), the space is currently part boarded.

Bedroom Two

12'2" x 9'11" (3.71m x 3.03m)

Flooded with natural light from the large window to the front aspect, this lovely double room is carpeted and features a floral feature wall.

Shower Room

10'6" x 6'0" (3.21m x 1.85m)

Light and bright from the interiors and obscure glazed window to the front aspect, this fantastic room offers a large shower cubicle, a wall mounted hand basin, a w.c, and a heated towel rail.

Garden

This fantastic garden space is mostly laid to lawn with stepping stones leading to a patio to the rear. A large composite shed at the back of the garden is fitted with power and presents a fantastic space for storage. The garden is fully enclosed and there is a gate to the side which leads out to the parking, plus there is a gate to the side leading to the front.

Parking

There is off-road parking available to the rear of the property as well as on-road parking in front of the property.

47b Bannock Road presents a fantastic opportunity to acquire a beautifully presented two to three bedroom home with a lovely rear garden and off road parking. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: C (approx. £2,051.37 pa – Isle of Wight Council 2024/2025)

Services: Mains water and drainage, electricity, air source heat pump



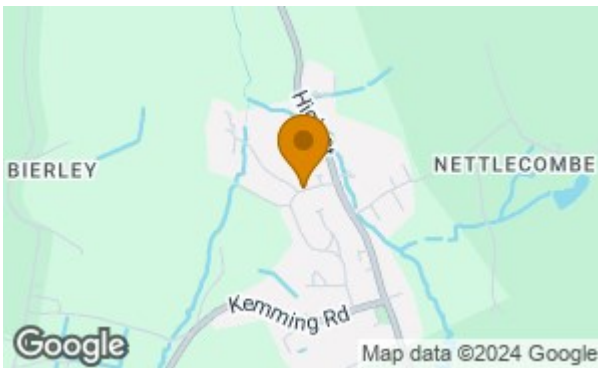
GROUND FLOOR



1ST FLOOR



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 | | |

Agent Notes:

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