

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# Copperfield

2E Sibden Road, Shanklin, Isle of Wight PO37 7NT



Conveniently located on the outskirts of popular Shanklin, this semi-detached home is well presented throughout and benefits from a flowing layout, spacious accommodation, driveway parking and a landscaped rear garden.

- Beautifully presented three-bedroom home
- Gas central heating and double-glazed windows
- Integral garage which incorporates a utility area
- Landscaped rear garden complete with a terrace
- Option to purchase fully furnished if required
- Well maintained throughout
- Private driveway parking for two cars
- Desirable area with leafy walks on the doorstep
- Short walk to town centre and beaches/esplanade
- Offered for sale chain free and ready to move into

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

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Originally constructed in the late 1970s and tastefully updated throughout, this fabulous home offers plenty of living space with all the benefits of a quiet yet very convenient location with countryside and beach all within easy reach. Currently used as a wonderful holiday home and successful holiday let, Copperfield has been well-maintained and has all the convenience of a modern home with gas central heating complete with Hive control, double glazed windows and beautifully presented interiors, finished in a neutral scheme throughout. Accommodation comprises a useful entrance hall, a spacious lounge, which is open plan to a dining room overlooking the garden, a spacious, modern kitchen, plus a cloakroom and integral garage, which has been divided to create a utility room, on the ground floor, with three double bedrooms a bathroom and a WC on the first-floor.

Set in a sought-after, tranquil area of popular Shanklin, Copperfield offers the perfect setting for family life. Just steps away from a local park and the Batts Road play area, with the primary school conveniently close by, this home is ideal for those seeking convenience and charm. The famous sandy beaches of Shanklin are just a short drive away, and a brief stroll will take you to the town centre, placing you in the heart of all that Shanklin has to offer. This popular holiday destination boasts a delightful mix of amenities, including beautiful parks, gardens, sandy shores, and a variety of leisure facilities. The town centre is a vibrant hub, offering an array of independent shops, cosy pubs, charming cafes, and diverse restaurants. Additionally, the nearby Shanklin Theatre hosts an impressive lineup of shows throughout the year. With excellent travel links, including a train station connecting to the Fast Cat ferry service from Ryde to Portsmouth and beyond, as well as regular bus services across the Island, Copperfield is perfectly positioned to enjoy all the delights of Shanklin and beyond.

### **Welcome to Copperfield**

From popular Sibden Road, a block paved driveway provides parking for two vehicles, and leads onto the smart red-brick façade of Copperfield. A woodgrain front door has decorative glazed panels and leads into the entrance hall, which provides a useful space for coats and boots and leads into the living room.

### **Living Room**

*16'9" x 11'4" extending to 19'9" (5.11m x 3.47m extending to 6.04m)*

The living room is light and airy, featuring a spacious layout with fresh white décor and elegant, high-quality wood-laminate flooring. A chimney breast adds character, housing a stylish gas log effect fire. Stairs lead to the first floor, with a door providing access to an under-stair storage cupboard, and there is a door which opens into the cloakroom. A large window offers a view to the front aspect, while a red-brick feature wall with an archway connects the dining area, creating an open-plan atmosphere.

### **Dining Room**

*9'6" x 9'5" (2.91m x 2.88m)*

The white décor and wood-laminate flooring flow through into the dining room, which has plenty of space for a dining set with feature lighting over. Glazed panels combine with French doors to fill the room with light and create a seamless connection to the rear terrace. A door leads into the kitchen.

### **Kitchen**

*9'10" x 9'10" (3.02m x 3.02m)*

The modern kitchen is beautifully presented, with a combination of glossy cream base and wall cabinets, complemented with natural grey worktops, grey tiled splashbacks, white walls and a neutral vinyl tile-effect floor. A window provides a lovely view over the rear garden, and a glazed door leads onto the side path. Integrated appliances include an oven, gas hob and matching extractor hood, and a fridge, plus there is an inset sink and drainer set beneath the window.

### **Cloakroom**

The cloakroom is ideally positioned to service the ground floor, and comprises a dual-flush low-level WC and a compact wall mounted basin, with tiled splashbacks and floor. A door leads into the utility/garage.





### **Utility/Garage**

*11'7" (total) x 7'11" (3.55m (total) x 2.43m)*

The integral garage has been divided to create a utility area and a storage room. The dividing wall could be easily removed to return to a garage if required by a new owner, and the garage space could provide an opportunity to be used as additional accommodation subject to any necessary consents. Currently, the utility area has space and plumbing for a washing machine and additional appliances, and is also home to the consumer panel and meters, and a door leads into the storage space, which retains the original up-and-over door for easy access.

### **First-Floor Landing**

A characterful turning staircase has a fresh white balustrade with a hardwood handrail and a neutral carpet, and benefits from a large window with patterned stained glass which fills the space with light. Doors lead to all three bedrooms, to the bathroom and to the WC, and a hatch gives access to the loft, which is fully insulated, and has boarding and electricity.

### **Bedroom One**

*13'5" max x 9'8" max (4.09m max x 2.95m max)*

Well-proportioned and light, the primary bedroom has a built-in double wardrobe and an additional single wardrobe, neutral décor and carpet and a window to the front aspect.

### **Bedroom Two**

*11'6" x 9'8" (3.51m x 2.97m)*

The primary bedroom is a good size, with fresh décor and a neutral carpet, and benefits from a large window looking over the rear garden.

### **Bedroom Three**

*9'9" x 10'8" max (2.99m x 3.27m max)*

The third bedroom is another good size double bedroom, with neutral décor, a window to the front aspect, and a built-in airing cupboard which is also home to the annually serviced Worcester gas combi boiler.

### **Bathroom**

Fully tiled in a neutral scheme and with a vinyl floor, and a light ambience with a window to the rear aspect with frosted glass for privacy, the bathroom has a full size bath with a shower over, complete with a glass screen, and a pedestal basin with a fitted mirror over.

### **WC**

Conveniently separate, the WC is presented in a neutral scheme with tiling, with a vinyl floor, and a window to the side aspect with frosted glass.

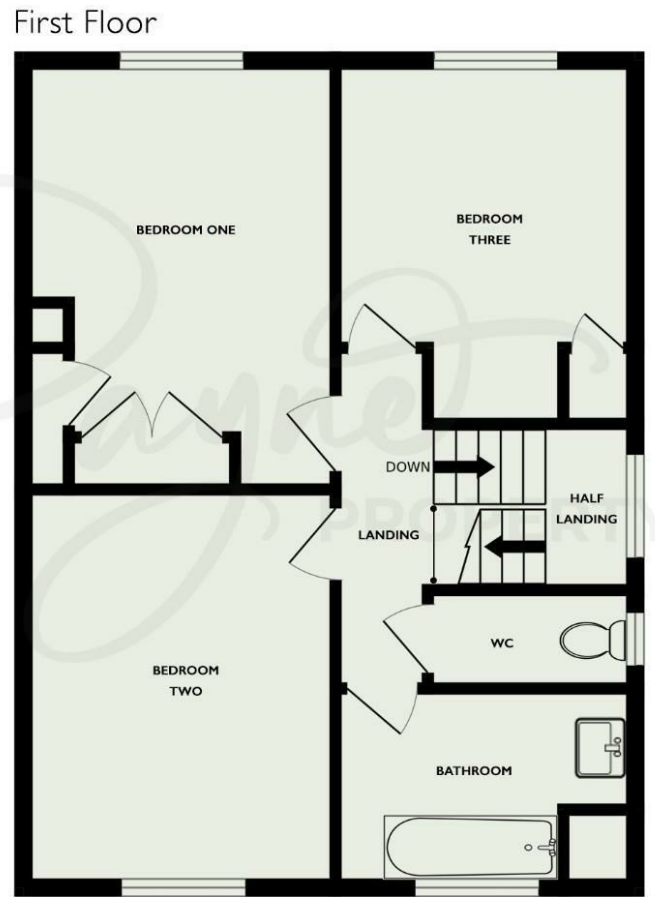
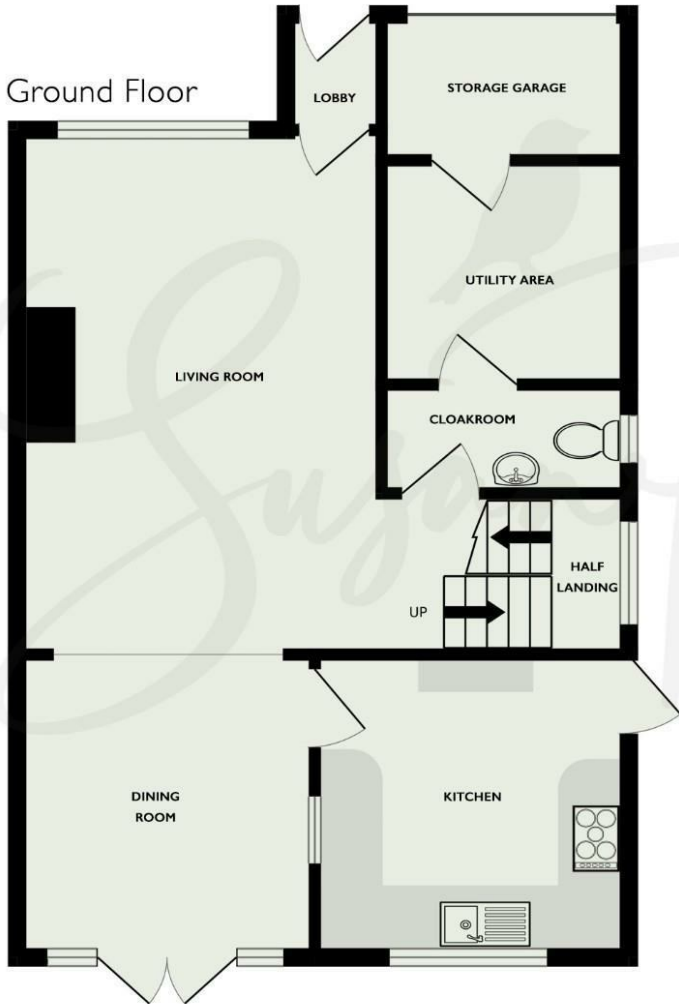
### **Outside**

To the front, the block-paved driveway provides enviable parking, and has a decorative curved gravel border to one side complete with a mature palm tree. A gate leads to a side-path which connects to the rear garden. The beautifully landscaped rear garden features a block paved terrace to the rear elevation of the property, providing a wonderful outside seating or dining area. From the terrace, steps lead up to a lawn, complete with well-established borders, gabion stone retaining walls and a further gravel border which has created another fabulous seating area.

Copperfield presents a fantastic opportunity to purchase a well-presented and well-maintained home, offered for sale chain free and ready to move into and set in an extremely desirable location in popular Shanklin. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold | Council Tax Band: C (Approx £2,091.11 for 2024/25) | Services: Mains water, gas, electricity and drainage



Floorplan for illustrative purposes only and may not be to scale



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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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