



38, Yarborough Close

Godshill, Isle of Wight PO38 3JH



£200,000
FREEHOLD



Offering a semi-rural lifestyle in a quiet cul-de-sac, this well-arranged three-bedroom home is full of potential and presents an exciting opportunity for renovation.

- Mid-terrace property in a quiet, sought-after location
- Naturally light and airy throughout
- Set back from the road, overlooking a communal green
- En-bloc garage with footpath access to the rear garden
- Extensive rural paths and trails on the doorstep
- Renovation project with plenty of scope
- Three bedrooms and two reception rooms
- Beautiful downland views to both front and rear
- A short walk to Godshill village amenities
- Offered for sale with no onward chain

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

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This fantastic home has remained in the same family since the 1980s and now presents a rare opportunity for a new owner to update and modernise. Situated in a horseshoe of similar homes arranged around a communal green, 38 Yarborough Close enjoys a peaceful setting, nicely set back from the road in a quiet residential community. The property benefits from a flowing layout and a bright, welcoming ambience throughout, with large windows offering attractive downland views to both front and rear.

While the kitchen has been more recently updated, the house has been unoccupied for several years and is best considered a renovation project. Accommodation comprises a welcoming entrance hall/porch, a spacious living room, a dining room (currently housing a lift to the first floor), a kitchen, and a sunroom on the ground floor. Upstairs offers three bedrooms and a shower room. Outside, there are front and rear gardens, an en-bloc garage with footpath access to a rear gate, and further on-street parking on Yarborough Close.

Godshill, with its charming medieval church, thatched cottages, and winding main street, is as picturesque as it is popular. Yarborough Close lies conveniently on the outskirts of this quintessential English village, offering a range of local amenities including a primary school, doctor's surgery, well-regarded pubs and restaurants, shops, and a post office. The area is surrounded by scenic footpaths and bridleways, ideal for walking and cycling. Regular bus services on the main road connect to Newport, Shanklin, and Ventnor.

Welcome to 38 Yarborough Close

From Yarborough Close, a footpath winds around the communal green and leads to the front garden of number 38. A path bordered by mature planting guides you to the welcoming UPVC front door.

Entrance Hall

The entrance porch features dual-aspect UPVC glazing overlooking the front garden and opens into the main hallway, which has neutral décor, a door to the living room, and stairs to the first floor.

Living Room

Spacious and full of natural light, the living room includes a large front-facing window and a door to a generously sized understairs cupboard. Sliding glazed doors connect to the dining room.

Dining Room

Perfectly positioned between the living room and kitchen, the dining room is flooded with light from glazed sliding doors that lead to the sunroom. It currently houses a lift to the first floor, which could be removed to create ample space for dining furniture.

Kitchen

The kitchen offers a stylish range of base and wall cabinets in a chic green finish with stainless-steel hardware. Wood-effect laminate worktops, olive-green tiled splashbacks, and vinyl flooring complement the design. A stainless-steel sink with mixer tap sits beneath a window, and a glazed door provides access to the sunroom.

Sunroom

Although in need of some attention, the sunroom adds valuable space, offering views of the garden and plumbing for a washing machine—effectively doubling as a utility area. A door provides access to the rear garden.

First-Floor Landing

Stairs rise to the first-floor landing, which includes an airing cupboard and doors to all bedrooms and the shower room.

Bedroom One

This spacious primary bedroom has ample room for wardrobes and a large window with elevated views over rooftops to the rural landscape beyond, extending to Mersley Down.

**Bedroom Two**

A well-proportioned second bedroom with a rear-facing window offering wonderful rural views, reaching as far as the Pepperpot. This room currently connects to the lift from the dining room.

Bedroom Three

Bedroom three features a loft hatch and a front-facing window with a pleasant outlook.

Shower Room

Configured as a wet room, the shower room comprises a white pedestal basin, matching WC, and an accessible corner shower with white tiling. A rear window with patterned glass provides privacy, and a wall-mounted electric heater completes the space.

Outside

The front garden is well established, featuring colourful planting arranged around a large central shrub. To the rear, a paved area leads from the sunroom to a raised lawn bordered by mature plants. A gate provides access to a footpath leading to the garage block.

Garage

Located in a block serving seven homes and accessed via a shared driveway, the garage features an up-and-over door and offers generous storage or parking space.

38 Yarborough Close represents a superb opportunity to acquire a property in a highly desirable location, full of potential for renovation and personalisation. Early viewing with sole agent Susan Payne Property is highly recommended.

Additional Details

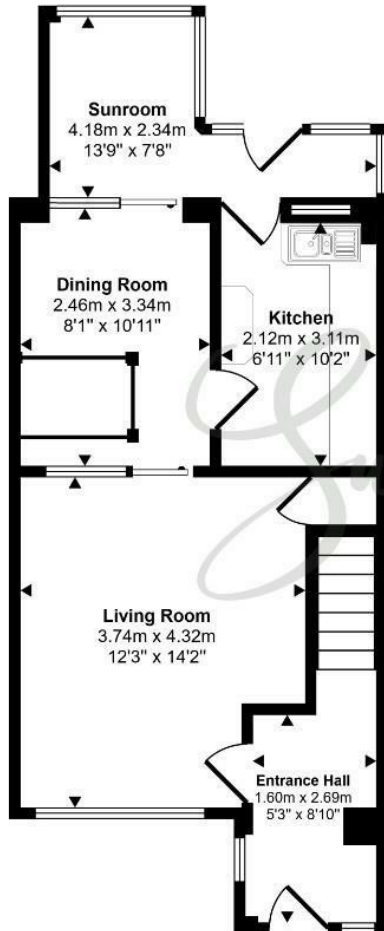
Tenure: Freehold

Council Tax Band: B (Approx £1,939pa)

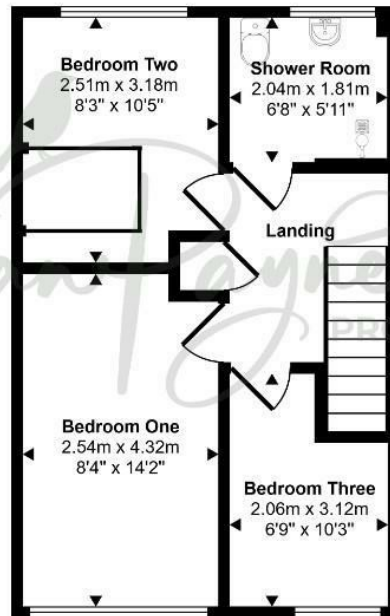
Services: Mains water, electricity and drainage



Approx Gross Internal Area
95 sq m / 1024 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft

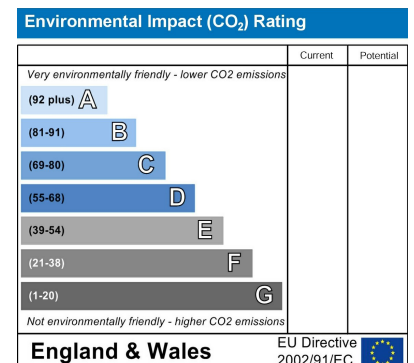
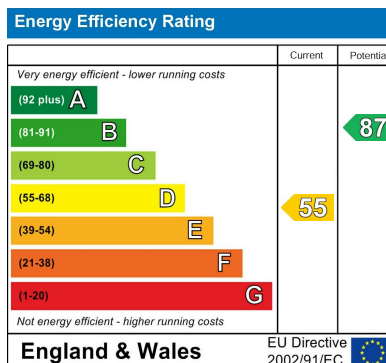


First Floor
Approx 36 sq m / 390 sq ft



Garage
Approx 14 sq m / 150 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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