



£675,000

21 Linstone Drive, Norton, Yarmouth, Isle of Wight, PO41 0RL





Welcome to this stunning detached bungalow located on Linstone Drive in the charming area of Norton, Yarmouth. This property boasts a spacious interior with large lounge with feature fireplace, kitchen/ diner, four bedrooms, and two bathrooms, providing ample space for comfortable living.

Situated in a sought-after location, this bungalow offers the perfect blend of tranquillity and convenience. Imagine being just a stone's throw away from the beach, allowing you to enjoy leisurely strolls along the shore whenever you desire.



One of the standout features of this property is the beautiful large garden, providing a picturesque setting for outdoor gatherings, gardening enthusiasts, or simply unwinding in the fresh air. With parking available for up to three vehicles, you'll never have to worry about finding a spot for your car.

Whether you're looking for a peaceful retreat or a family home, this property ticks all the boxes. Don't miss out on the opportunity to make this charming bungalow your own and experience the best of coastal living in Norton, Yarmouth.



Hallway	
Lounge	19'11" x 13'3"
Kitchen/ Diner	15'9" x 11'10"
Conservatory	12'6" x 12'8"
Bedroom 1	18'3" x 10'9"
Dressing Area	5'1" x 4'1"
En-Suite	11'8" x 6'9"
Bedroom 2	13'6" x 9'2"
Bedroom 3	12'10" x 8'11"
Bedroom 4	9'11" x 8'3"
Bathroom	8'3" x 5'10"

Outside
To the front of the property is a garden laid to lawn with established pretty flower beds and mature shrubs and pathway leading to the front door. There is also off road parking to the side of the property for several cars and gated access leading to the rear. The rear garden is lovingly landscaped and well maintained. There is a patio and decked area as a central point, perfect for a table and chairs and summer BBQ's. The rear garden is a real sun trap and has a wonderful selection of plants, flowers and mature trees. The garden is very private making it the perfect place to enjoy tyhose family gatherings.


Parking
There is driveway parking for multiple vehicles to the front left hand side of the property.

Council Tax
Band E

Services
Unconfirmed mains drainage, mains water, mains electric, mains gas. Broadband Delivery: Copper ADSL (Wired) - Network Availability: WightFibre, Openreach - Fastest estimated speeds predicted by the network operator(s): Standard DL 16Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps - Mobile Signal/Coverage: EE (limited), Three (limited), O2 (voice : likely, data limited), Vodaphone (limited). All information regarding Broadband speed and Mobile signal/Coverage has been acquired via Ofcom, though we recommend buyers making their own enquiries or testing their mobile signal when viewing the property, as it can be highly subjective.

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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