

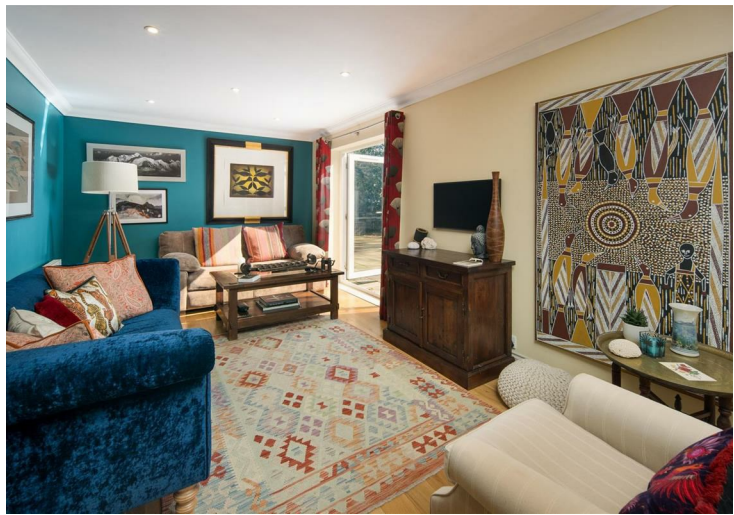
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wright  
estate agency



**£699,950**

40 Alverstone Road, Whippingham, Isle of Wight, PO32 6NZ





Set in the desirable Alverstone Road, Whippingham, this immaculate detached house presents an exceptional opportunity for modern family living. With four well-proportioned bedrooms, this home offers ample space for a growing family or those seeking extra room for guests. The property boasts a utility room and reception room, perfect for both relaxation and entertaining, while the dining area provides a delightful space to enjoy the garden views throughout the seasons.

The house features three bathrooms, ensuring convenience for all family members. The well-designed layout enhances the flow of the home, making it both functional and welcoming. The good-sized garden is a standout feature, complete with patio areas that are ideal for outdoor dining, family gatherings or simply enjoying the sunshine. The balcony with far reaching views completes this wonderful home.

In addition to its charming interior, this property includes a garage and a driveway, providing ample parking and storage solutions. The location is highly sought after, offering a peaceful residential environment while remaining close to local amenities, transport links and Waitrose supermarket.



This modern family home is truly a gem, offering comfort, style, and practicality in one of Whippinghams' most appealing areas. Whether you are looking to settle down or invest, this property is sure to meet your needs and exceed your expectations.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located one mile away.



|                       |                |
|-----------------------|----------------|
| Entrance Hall         | 11'11" x 10'1" |
| Open Plan Living Area |                |
| Sitting Room          | 26'9" x 11'9"  |
| Dining Room           | 13'1" x 7'4"   |
| Kitchen               | 10'8" x 7'8"   |
| Bathroom              |                |
| Utility Room          | 7'10" x 5'4"   |
| Studio Room           | 18'6" x 5'10"  |
| First Floor Landing   |                |
| Bedroom 1             | 12'8" x 11'10" |
| En-Suite              |                |
| Bedroom 2             | 11'10" x 9'8"  |
| Bedroom 3             | 10'9" x 7'10"  |
| Bedroom 4             | 10'7" x 7'8"   |
| Shower Room           |                |

**Outside Front**  
The front garden has a lawn area and 5 bar gate leading to the rear.

**Garage and Parking** 18'5" x 9'0"  
The integral garage has an up and over door, power and light. The pitched roof is open providing further storage. The block paved driveway provides off road poarking for several cars

**Rear Garden**  
The rear garden is frequently visited by red squirrels and badgers and an array of birds. A large, paved terrace spans the rear of the property, fabulous for entertaining, the upper level of terrace has a a boundary wall with pillar lighting, while the lower level has a brick-built barbecue making it an ideal spot for family gatherings. The lower garden has a large lawn which is surrounded by beautiful mature planting and trees, with well-established shrubs, an ideal place for children to run and play.

**Council Tax**  
Band F

**Tenure**  
Freehold

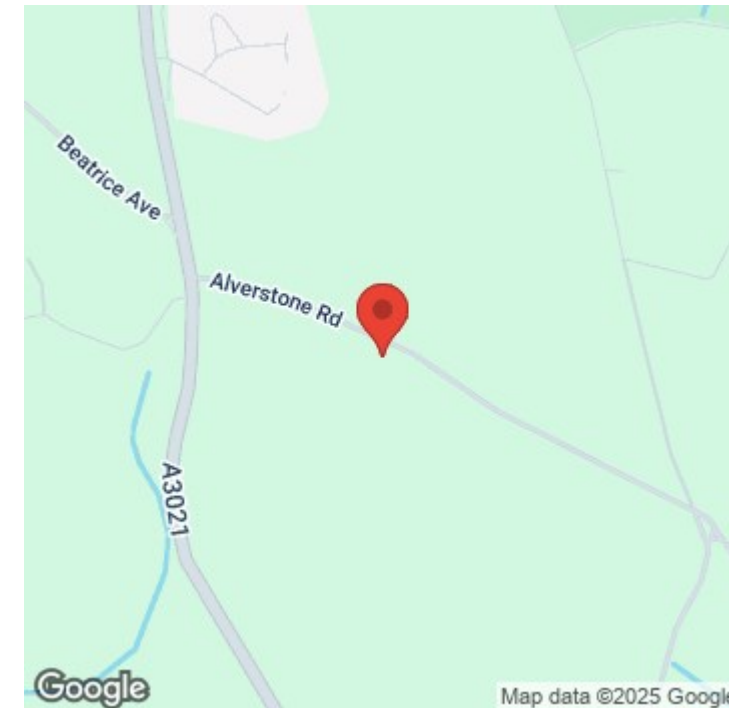
**Services**  
Mains water, Gas, Electricity and Drains.

**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.



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) <b>A</b>                          |           | <b>80</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            | <b>68</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 |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>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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