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wright  
estate agency



**£282,500**

8 Linnet Close, Carisbrooke, Isle of Wight, PO30 5GT









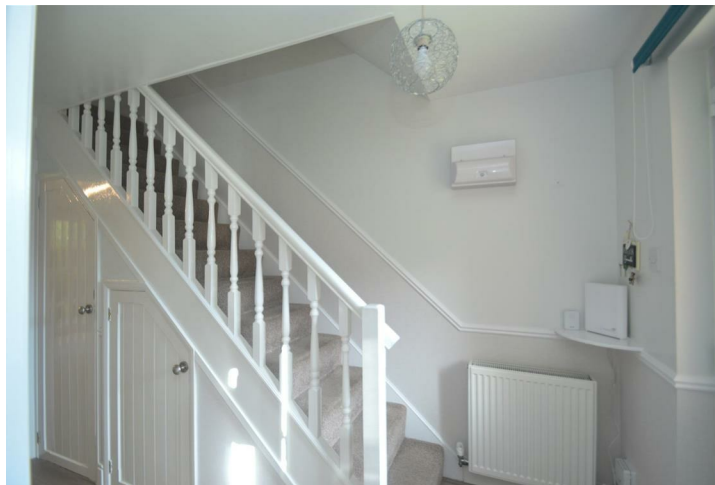
Set in the charming cul-de-sac of Linnet Close, Carisbrooke, this delightful end-terrace house presents an ideal opportunity for families seeking a comfortable and well-appointed home. Boasting three spacious bedrooms, this property is designed to accommodate the needs of modern family life. The well-proportioned reception room offers a welcoming space for relaxation and entertaining, while the well-maintained bathroom ensures convenience for all. The modern kitchen/ diner completes this wonderful home

The property is particularly appealing due to its proximity to local schools, making it a perfect choice for families with children. The quiet and popular location enhances the sense of community, providing a safe and serene environment for residents.

In addition to its interior charm, this home features a lovely garden, perfect for outdoor activities and family gatherings. The driveway and garage provide ample parking for up to three vehicles, ensuring that you will never be short of space for your cars or guests.

This well-presented property is a rare find in the area, combining comfort, convenience, and a lovely outdoor space. Whether you are looking to settle down or invest in a family-friendly home, this house on Linnet Close is certainly worth considering.

The home is a 10-15 minute walk from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. In the opposite direction is the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.



## Hallway

Lounge 15'6" x 12'2"

Kitchen/ Diner 14'4" x 9'2"

## First Floor - Landing

Bedroom 1 14'2" x 9'3"

Bedroom 2 12'5" x 9'3"

Bedroom 3 9'1" x 5'11"

Bathroom 5'11" x 5'4"

## Outside

The front garden has a lawned area and gated access to the side. The rear garden is very nice and comprises lawn area, patio area, decked area and mature shrubs and plants.

## Parking

To the side of the property there is a driveway which provides off road parking for 2 cars. There is also an additional side garden which has decorative shingle and small lawn area. The garage has up and over door power and light.

## Tenure

Freehold

## Council Tax

Band B

## Services

Mains water, drainage, gas and electric

## 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 fittings, 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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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