



- Modern Detached House
- Ample Driveway Parking
- Close to Local Amenities

- 3 Bedrooms
- Sunny Rear Garden
- Ideal Family Home

- Lounge & Kitchen/Diner
- Home Office/Storage (formerly garage)
- Viewing Recommended!

2 Woodhall Drive, Lake, PO36 9QB

£325,000

This modern detached home is located on the popular Merrie Gardens estate, conveniently situated within easy walking distance of several supermarkets, bus stops providing a regular service to Shanklin/Sandown, and the local primary school. The nearby town centre is just minutes away by car and offers a range of shops and the local train station with direct ferry links to the mainland. The seafront is only a 10/15 minute walk away and enjoys miles of sandy beaches and coastal paths to explore.

The recently updated accommodation comprises a lounge, kitchen/diner and cloakroom on the ground floor, with 3 bedrooms and newly installed shower room on the first floor. Additionally, the property benefits from ample driveway parking, garage (converted to home office/storage), and lawned rear garden, which is well placed to enjoy the afternoon sun.

The popular location, family-friendly accommodation, and easy access to local amenities makes this an ideal home for anyone looking to enjoy Island life in one of it's most popular coastal areas. A viewing is a must to fully appreciate everything this fantastic detached home has to offer!



Accommodation

Entrance Hall

Lounge

17'8 x 10'7 (5.38m x 3.23m)

Kitchen/Diner

17'8 x 10'10 narrowing to 7'8 (5.38m x 3.30m
narrowing to 2.34m)

Cloakroom

First Floor Landing

Bedroom 1

13'7 x 9'7 (4.14m x 2.92m)

Bedroom 2

11'10 x 7'10 (3.61m x 2.39m)

Bedroom 3

10'8 x 7'8 (3.25m x 2.34m)

Shower Room

Outside

To the front of the property the newly laid resin driveway provides off road parking for several cars and access to the garage, which is currently configured as a home office (10'2 x 8'1) and storage (8'1 x 6'3). Gated side access leads to the lawned rear garden with a decked area and garden shed.



Services

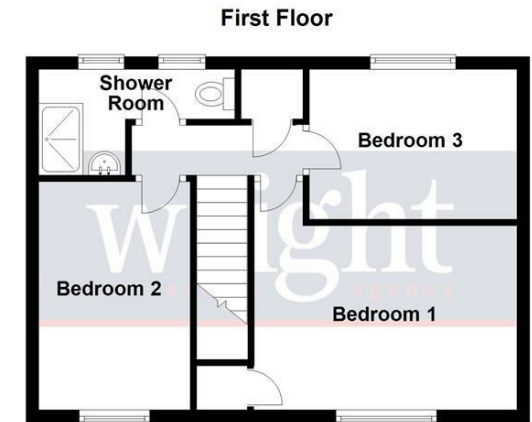
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band D - Please contact The Isle of Wight Council.

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			85
(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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

Viewing: Date Time