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**wright**  
estate agency



- Impressive Detached Bungalow
- Recently Updated Shower Room
- Fantastic Countryside Views
- 2 Double Bedrooms (1 En Suite)
- Driveway & Garage (with electric roller door)
- Peaceful Cul-de-Sac Location
- Modern Fitted Kitchen
- Well-Tended Gardens
- Viewing Recommended!

The Firs Park View Close, Wroxall, Isle of Wight, PO38 3EQ

**£330,000**



This impressive detached bungalow is located in a quiet cul-de-sac, ideally positioned to enjoy fantastic views across the neighbouring fields towards Appleducombe House and the downs. The property is within easy walking distance of bus stops providing a regular service to Ventnor, Shanklin and Newport. The local convenience store/sub-post office, community centre and village pub are all just minutes away.

The very well-presented accommodation comprises 2 double bedrooms (1 en suite with Whirlpool bath), generous lounge, conservatory (currently used as a dining room), modern fitted kitchen and recently updated shower room. Additionally, the property benefits from a good sized garage with an electric roller door, a driveway providing off road parking, and well-tended rear and side gardens with 2 sheds and greenhouse. The current vendors have also installed solar panels, which provide an income of approximately £1500 p.a.

The peaceful semi-rural setting, generously proportioned accommodation and lovely private gardens with fantastic countryside views makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular villages locations. A viewing is a recommended to appreciate everything this truly superb bungalow has to offer!





## Accommodation

### Entrance Hall

13'5 x 6'8 (4.09m x 2.03m)

### Lounge

16'11 x 14'5 narrowing to 12'1 (5.16m x 4.39m narrowing to 3.68m)

### Kitchen

15'8 x 9'7 (4.78m x 2.92m)

### Conservatory

19'4 x 7' (5.89m x 2.13m)

### Bedroom 1

13'4 x 9'11 (4.06m x 3.02m)

### En Suite

8'4 x 6'6 (2.54m x 1.98m)

### Bedroom 2

11'11 x 9'11 (3.63m x 3.02m)

### Shower Room

8'3 x 5'4 (2.51m x 1.63m)

### Garage

19'2 x 8'11 (5.84m x 2.72m)

### Outside

To the front of the bungalow the driveway provides off road parking and access to the integral garage with power, lighting and an electric roller door. The garden has been tiered and shingled with a variety of established shrubs and plants for ease of maintenance. Gated side access leads to the enclosed rear garden, which is laid mainly to lawn with a patio area, 2 garden sheds and greenhouse.



Services

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

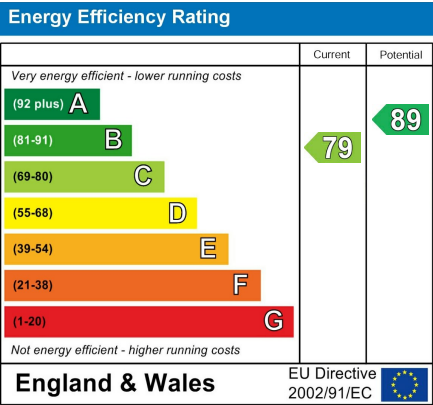
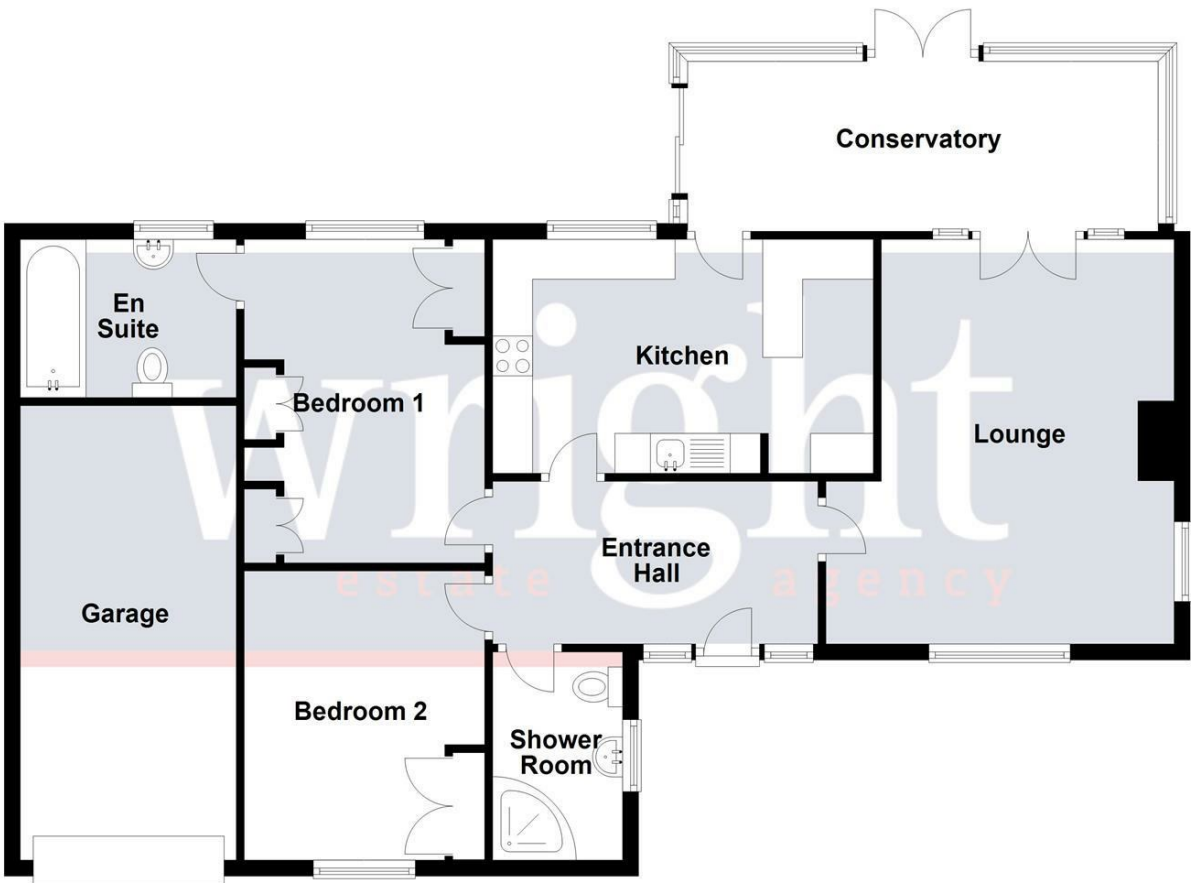
Council Tax

Council Tax Band D - Please contact The Isle of Wight Council on 01983 823901.


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.


Ground Floor



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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PROTECTED



Viewing:      Date .....      Time .....