



- Impressive Detached Home
- Viewings Welcome
- Short Walk to Yaverland Beach
- 4 Bedrooms (1 En Suite & 2 Dressing Rooms)
- Ample Driveway Parking
- Ideal Family Home
- Large Lounge/Diner & Modern Kitchen
- Sought After Coastal Location
- Generous Rear Garden with Views of Surrounding Countryside

36 Culver Way, Yaverland, Isle of Wight, PO36 8QJ

£499,950

This large detached home is located in the very popular Yaverland area of Sandown, just a short walk from the seafront with miles of sandy beaches and coastal paths to explore. The property has been extended and modernised by the current vendors in recent years, and is offered in excellent modern condition throughout. The nearby town centre provides access to a variety of local shops, supermarkets and popular eateries to choose from. The local train station is within easy reach, and benefits from direct ferry links to the mainland.

The flexible accommodation is arranged over 2 floors and comprises a large lounge/dining room, separate modern kitchen, 3 bedrooms, and the family bathroom on the ground floor, with the impressive main bedroom, 2 dressing rooms, and a large en suite shower room on the first floor. Additionally, the property benefits from ample driveway parking, a large lawned rear garden, which is ideally positioned to enjoy the sunshine all day, with a home office, garden shed, and summerhouse.

The very sought after location with easy access to the beach, flexible family-friendly accommodation, and sunny rear garden makes this an ideal home for anyone looking to enjoy Island life in one of it's most popular coastal towns. A viewing is a must to fully appreciate everything this impressive detached home has to offer.



Accommodation

Porch

Entrance Hall

Lounge/Dining Room

25'1 x 10'11 (7.65m x 3.33m)

Kitchen

14'2 x 10'11 (4.32m x 3.33m)

Bedroom 2

12'11 x 12'11 max (3.94m x 3.94m max)

Bedroom 3

11'10 into recess x 9'10 max (3.61m into recess x 3.00m max)

Bedroom 4

10'9 x 7'11 plus fitted wardrobe (3.28m x 2.41m plus fitted wardrobe)

Bathroom

7'6 x 5'4 plus recess (2.29m x 1.63m plus recess)

First Floor

Bedroom 1

34'8 x 11' (10.57m x 3.35m)

En Suite

9'9 x 8'6 (2.97m x 2.59m)

Dressing Room 1

10'6 x 8' (3.20m x 2.44m)

Dressing Room 2

10' x 8' (3.05m x 2.44m)



Outside

To the front of the property the garden is gravelled for ease of maintenance. The driveway provides off road parking for several cars. The large rear garden is laid mainly to lawn with a decked area, home office with power and lighting, a garden shed, and a summerhouse

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.



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(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		

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PROTECTED

Viewing: Date Time