



- SUPERB Detached Bungalow
- Stylish Fitted Kitchen
- Immaculately Presented Throughout
- 3 Bedrooms (1 En Suite)
- Driveway Parking for Several Cars
- Close to Local Amenities
- Lounge & Conservatory
- Generously Sized Garden with Large Garden Room
- Viewing Recommended!

13 Roseway, Lake, Isle of Wight, PO36 9EP

£359,950

This superb detached bungalow is conveniently located within walking distance of local shops, bus stops with a regular service between Shanklin and Sandown, Lake train station with direct ferry links to the mainland, the Cliff Path with miles of coastal walks to explore and the seafront with a variety of popular eateries and pubs to choose from.

The immaculately presented accommodation comprises 3 bedrooms (1 en suite), lounge, kitchen, conservatory and bathroom. Additionally, the property benefits from ample parking on the gated driveway, a good-sized rear garden and a fantastic garden room, which is currently used a garden bar, but would be an ideal space for anyone needing to work from home.

The very convenient location, immaculate accommodation and lovely gardens makes this an ideal home for anyone looking to enjoy the many benefits of Island life without the costly and time consuming modernisation that is often required with bungalows of this type. A viewing is essential to fully appreciate everything this truly fantastic bungalow has to offer!



## Accommodation

### Porch

### Entrance Hall

### Kitchen

12'7 x 6'10 (3.84m x 2.08m)

### Lounge

14'1 x 9'11 (4.29m x 3.02m)

### Conservatory

11'3 x 9'9 max (3.43m x 2.97m max)

### Bedroom 1

13'4 max x 12'7 max (4.06m max x 3.84m max)

### En Suite

### Bedroom 2

10'11 x 10'4 (3.33m x 3.15m)

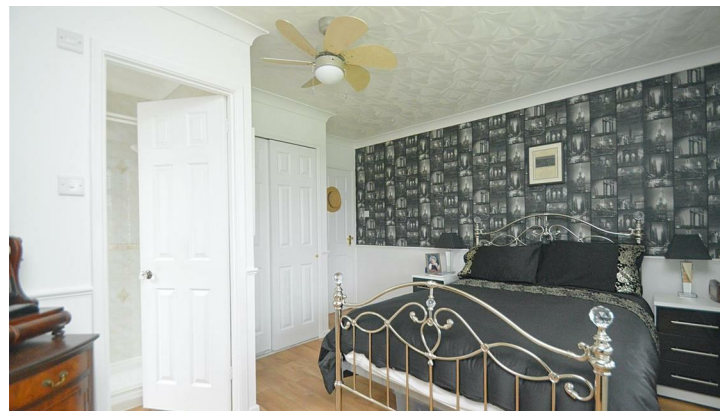
### Bedroom 3

9'11 x 8'8 (3.02m x 2.64m)

### Bathroom

### Outside

To the front of the property the garden is laid to lawn. The gated driveway provides off road parking for several cars. Gated side access leads to the good-sized rear garden, which is laid mainly to lawn with a patio area and garden room/summerhouse with power and lighting.



**Services**

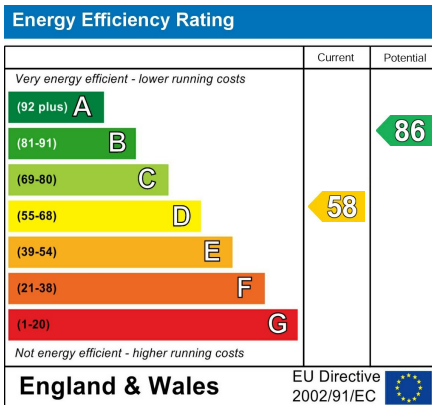
Unconfirmed: gas, electric, telephone, mains water and drainage.

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

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PROTECTED

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