



- Superb Detached Home
- Large Conservatory
- Ample Driveway Parking

- 3 Double Bedrooms (1 En Suite)
- Low Maintenance Gardens
- Remainder of 10-Year New Build Warranty

- Quality Fitted Kitchen/Dining Room & Utility
- Excellent Views Across Shanklin
- Sought After Residential Location

19 Paddock Road, Shanklin, PO37 6NZ

£575,000

This truly impressive detached modern home benefits from the remainder of a 10-year new build warranty. Located in a quiet residential area of Shanklin, the property is just a short walk from the 'Old Village' with its picturesque thatched cottages and a variety of popular pubs and eateries to choose from. The nearby town centre provides access to a range of shops, supermarkets, and the local train station with direct ferry connections to the mainland. Shanklin's beautiful seafront is within easy reach and there are miles of sandy beaches and coastal paths to explore.

The immaculately presented accommodation comprises a spacious entrance hall, good sized lounge with a wood burner, quality fitted kitchen/dining room, utility room, conservatory, and cloakroom on the ground floor, with the main bedroom (en suite and walk-in dressing room), 2 further double bedrooms, and the family bathroom on the first floor. Additionally, the property benefits from a private driveway providing off road parking for several cars. Gated side access leads to sunny rear garden, which has been paved and landscaped for ease of maintenance.

The very peaceful and convenient location in conjunction with the beautifully presented accommodation makes this an ideal home for anyone looking to enjoy life by the sea in one of the Island's most sought after coastal towns. The low maintenance nature of the home means you can lock and leave for extended holidays without the worry of costly and time consuming maintenance. A viewing is a must to fully appreciate everything this superb modern home has to offer!



Accommodation

Entrance Hall

Lounge

17'10" into bay x 13'9" (5.46m into bay x 4.2m)

Kitchen/Dining Room

19'8 x 11'7 (5.99m x 3.53m)

Utility

8' x 6'4 (2.44m x 1.93m)

Cloakroom

8' x 6'5 (2.44m x 1.96m)

Conservatory

12'11 x 12'8 (3.94m x 3.86m)

First Floor Landing

Bedroom 1

14'2 x 13'6 (4.32m x 4.11m)

En Suite

7'3 x 4'10 (2.21m x 1.47m)

Walk-in Wardrobe

9'9 x 4'3 (2.97m x 1.30m)

Bedroom 2

11'8 x 10'8 (3.56m x 3.25m)

Bedroom 3

11'8 x 8'6 (3.56m x 2.59m)

Family Bathroom

8' x 7'2 (2.44m x 2.18m)

Outside

To the front of the property the driveway provides ample off road parking for several cars. Gated access on both sides lead to the sunny rear garden, which has been paved and landscaped for ease of maintenance. There is a lower level with a garden shed and a wood storage area. Electric power points are located at the front and rear of the property.



Services

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

Council Tax

Band E - 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			90
(81-91) B		82	
(69-80) C			
(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	

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.

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Viewing: Date Time