



- Large Detached Home
- Conservatory & Home Office
- Close to Local Schools & Train Station
- 4 Bedrooms (1 En Suite)
- Driveway Parking & Garage
- Ideal Family Home
- Modern Fitted Kitchen
- CHAIN FREE
- Viewings Welcome

48 Fairfield Gardens, Lake, PO36 9EZ

**£440,000**

This spacious detached home is conveniently located within easy walking distance of local schools, Los Altos park, and Sandown train station with direct ferry connections to the mainland. The nearby town centre provides access to a range of local amenities, and the seafront with its miles of sandy beaches and coastal paths is only 5 minutes away by car.

The generously-proportioned accommodation comprises a lounge, separate dining room, modern fitted kitchen, conservatory, study and cloakroom on the ground floor, with 4 bedrooms (1 en suite) and a shower room on the first floor. Additionally, the property benefits from ample off road parking, an attached garage, and an enclosed rear garden.

The easy access to Sandown's many amenities, off road parking, and family-friendly accommodation makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal locations. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



## Accommodation

### Entrance Hall

### Study

12'8 x 7'9 (3.86m x 2.36m)

### Lounge

18'1 into bay x 10'9 (5.51m into bay x 3.28m)

### Dining Room

10'1 x 8'10 (3.07m x 2.69m)

### Conservatory

13'7 x 8'4 (4.14m x 2.54m)

### Kitchen

16' x 10'1 (4.88m x 3.07m)

### Cloakroom

### First Floor Landing

### Bedroom 1

15'8 x 10'9 (4.78m x 3.28m)

### En Suite

### Bedroom 2

10'9 x 8'9 plus recess (3.28m x 2.67m plus recess)

### Bedroom 3

11'5 x 7'9 (3.48m x 2.36m)

### Bedroom 4

9'1 x 6'9 (2.77m x 2.06m)

### Shower Room

10' x 6'5 max (3.05m x 1.96m max)



**Outside**

To the front of the property there is a lawned area and a driveway providing access to the garage (17'9 x 8'6) and off road parking for several cars. Gated side access leads to the rear garden, which is laid mainly to lawn with a decked area.

**Services**

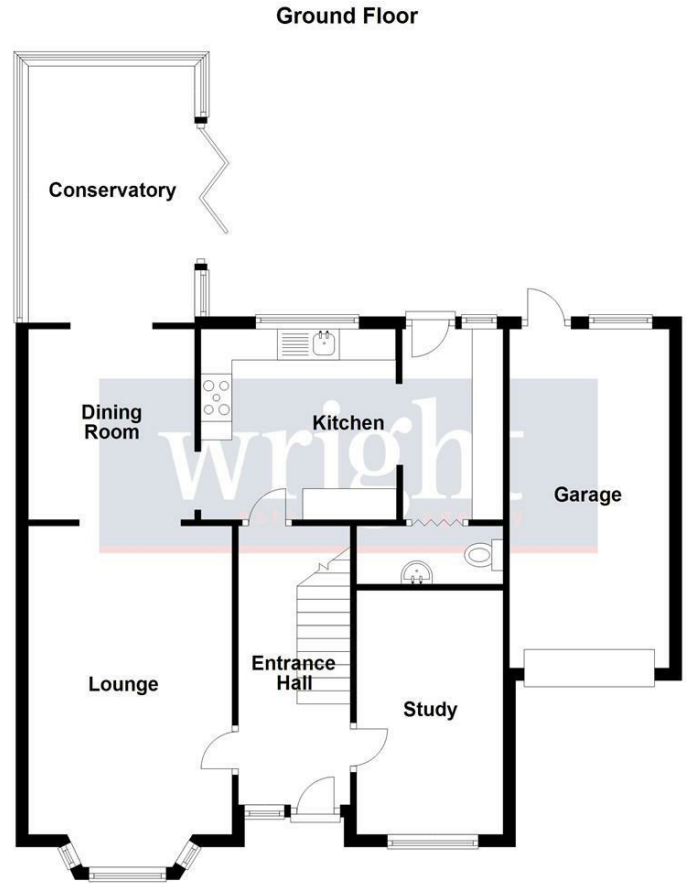
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

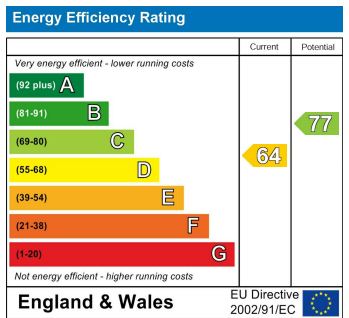
Band E - Please contact The Isle of Wight Council on 01983 823901.



**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.



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 PROTECTED  


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