



- Spacious Detached Home
- Ample Driveway Parking
- CHAIN FREE
- 4 Bedrooms
- Large Rear Garden
- Home Office (formerly detached garage)
- 2 Reception Rooms & Separate Kitchen
- Excellent Countryside Views
- Viewings Welcome

55 Clarence Road, Wroxall, PO38 3BY

£399,950

This older style detached house is located on the outskirts of a popular village, well positioned to enjoy fantastic views of the surrounding countryside. The local convenience store/sub-post office, primary school, village pub, and bus stops providing a regular service to Ventnor, Shanklin, and Newport are all within easy walking distance.

The well-proportioned accommodation comprises a lounge, dining room, kitchen, and cloakroom on the ground floor, with 4 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from ample driveway parking, a detached garage which has been converted into an office, and a large rear garden.

The popular village setting, family-friendly accommodation, and fantastic countryside views makes this an ideal home for anyone looking to enjoy Island life in a one of it's many sought after village locations. A viewing is recommended to fully appreciate everything this excellent CHAIN FREE property has to offer!



## Accommodation

### Porch

### Entrance Hall

### Cloakroom

### Lounge

12'11 x 12'5 (3.94m x 3.78m)

### Dining Room

14' into bay x 11'5 (4.27m into bay x 3.48m)

### Kitchen

15'10 x 9'4 max (4.83m x 2.84m max)

### First Floor Landing

### Bedroom 1

13'8 x 12'5 (4.17m x 3.78m)

### Bedroom 2

14' into bay x 11'5 (4.27m into bay x 3.48m)

### Bedroom 3

11'9 x 9'5 (3.58m x 2.87m)

### Bedroom 4

8'1 x 6'8 (2.46m x 2.03m)

### Bathroom

### Outside

To the front of the property the driveway provides ample off road parking and the detached garage, which has been converted into a home office. To the rear of the property the large garden with excellent countryside views is laid to lawn and is enclosed by mature hedges.



**Services**

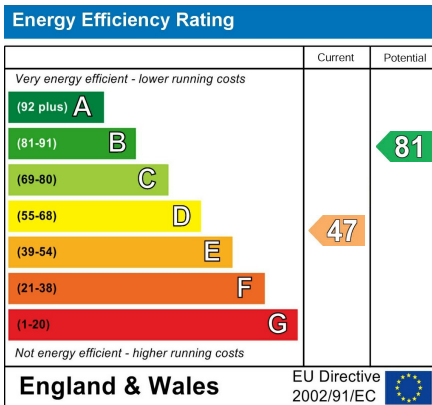
Unconfirmed: gas, electric, telephone, mains water and drainage.

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

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