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wright  
estate agency



- Modern Detached Home
- Driveway Parking for 3 Cars
- CHAIN FREE
- 4 Bedrooms
- Enclosed Rear Garden with Cabin/Workshop
- Ideal Family Home
- 2 Large Reception Rooms & Separate Kitchen
- Close to Local Train Station & Schools
- Viewings Welcome

55 Fairfield Gardens, Sandown, PO36 9EZ

**£295,000**



This substantial detached modern home is located in a quiet 'no-through road', within easy walking distance of local schools, the nearby train station with direct ferry connections to the mainland, Los Altos park, and a Tesco Express. The town centre is only a few minutes away by car and provides access to a range of shops, and popular eateries to choose from. Likewise, the seafront is easily accessible and benefits from miles of sandy beaches and coastal paths to explore.

The flexible accommodation comprises a large lounge with direct access to the garden, separate dining room, kitchen, utility area, and a cloakroom on the ground floor, with 4 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from driveway parking for 3 cars, and an enclosed rear garden, which is laid mainly to lawn with a garden shed and a large cabin/workshop, which would make an ideal home office or garden bar.

The convenient location, very spacious accommodation, ample driveway parking, and enclosed rear garden makes this an ideal home for a growing family or would equally suite anyone simply looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this truly impressive CHAIN FREE home has to offer!





# Accommodation

## Entrance Hall

## Lounge

23'8 x 10'10 max (7.21m x 3.30m max)

## Dining Room

18'2 max x 8'4 (5.54m max x 2.54m)

## Kitchen

10'7 x 9'1 (3.23m x 2.77m)

## Utility Area

## Downstairs Cloakroom

## First Floor Landing

## Bedroom 1

13'11 into recess x 12'8 (4.24m into recess x 3.86m)

## Bedroom 2

14'7 max x 8'4 (4.45m max x 2.54m)

## Bedroom 3

10'5 x 7'8 (3.18m x 2.34m)

## Bedroom 4

8'9 max x 8'3 (2.67m max x 2.51m)

## Bathroom

## Outside

To the front of the property the driveway provides off road parking for 3 cars. The rear garden is laid mainly to lawn with a patio area, garden shed and cabin with power and lighting which would make an ideal home office or garden bar.



Services

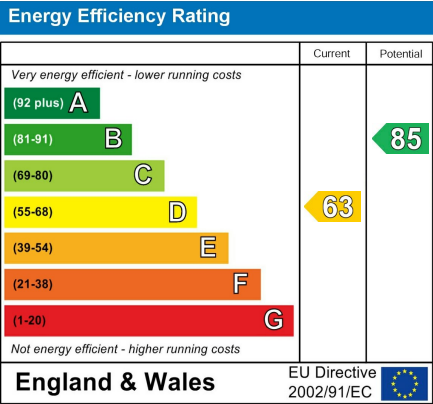
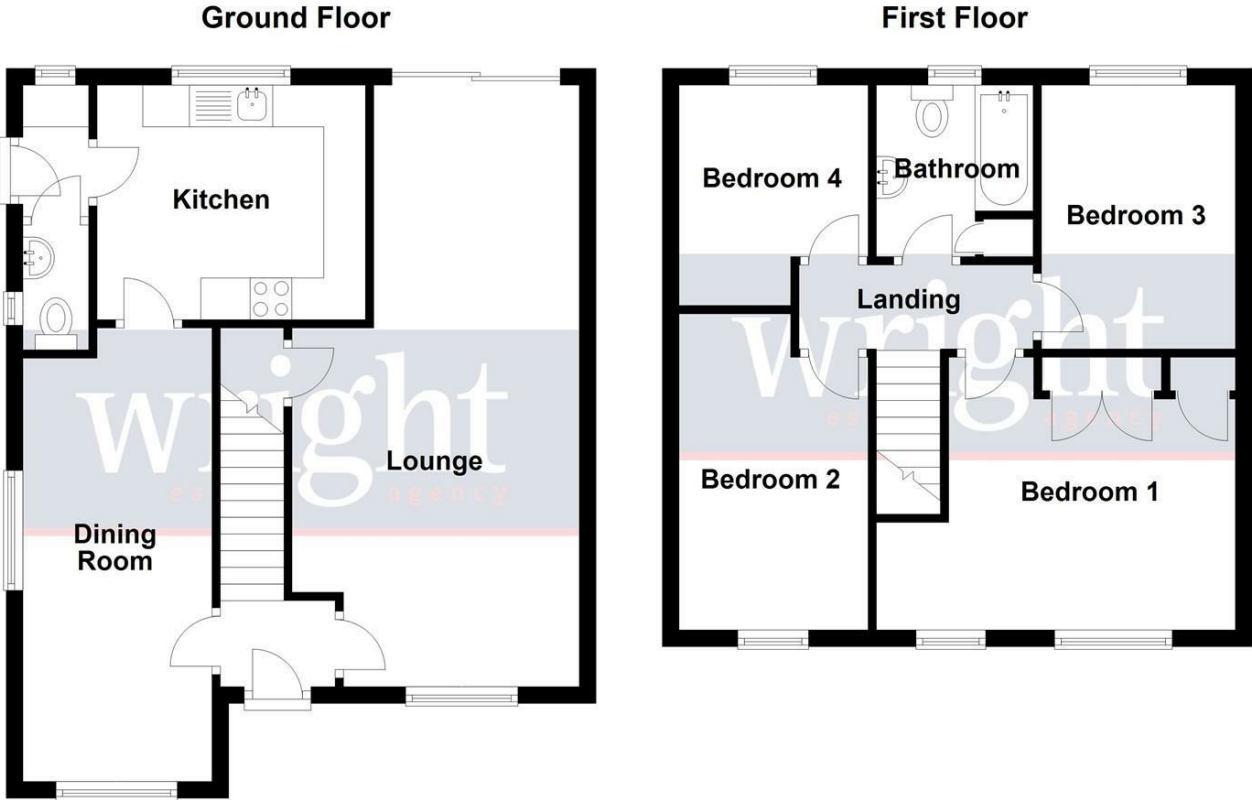
Unconfirmed: gas, electric, telephone, mains water and drainage.

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 fitments, 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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Viewing:      Date .....      Time .....

