



- Detached Modern Home
- Integral Garage (currently used as a Utility Room)
- Quiet Cul-de-Sac Location
- 4 Bedrooms (1 En Suite)
- Quality Fitted Kitchen with Dining Area
- Short Drive to Local Supermarkets
- Ample Driveway Parking
- Low Maintenance Gardens
- Viewings Welcome

7 Winford Way, Winford, PO36 0LQ

£530,000

This impressive DETACHED chalet style home forms part of a quiet cul-de-sac consisting of similar style homes in the popular semi-rural hamlet of Winford, surrounded by miles of unspoilt countryside, with Borthwood Copse and miles of beautiful bridlepaths to explore. The coastal towns of Shanklin and Sandown are just a short drive away, offering access to an array of useful amenities, including shops, supermarkets, doctor's surgeries and train stations with direct ferry connections to the mainland.

The immaculately presented accommodation comprises a good sized lounge, separate quality fitted kitchen with a dining area, bedroom 4/office, shower room, and the integral garage (currently used as a utility room) on the ground floor, with 3 further bedrooms (1 en suite), and the family bathroom on the first floor. Additionally, the property benefits from an extended driveway offering ample off road parking, and an enclosed rear garden, which has been hard landscaped for ease of maintenance.

The quiet cul-de-sac setting, well-proportioned and immaculately presented accommodation, easy access to the beautiful surrounding countryside, and the low maintenance gardens makes this an ideal home for anyone in search of a 'turn key' home and ready to enjoy Island life in one of it's most sought after semi-rural locations. A viewing is a must to fully appreciate everything this truly superb detached home has to offer.



Accommodation

Entrance Hall

Lounge

19'1 x 12'9 (5.82m x 3.89m)

Kitchen/Dining Room

17'9 x 11'11 (5.41m x 3.63m)

Bedroom 4/Home Office

13'10 x 8'5 (4.22m x 2.57m)

Integral Garage (currently Utility Room)

16' x 9'8 (4.88m x 2.95m)

Shower Room

7'1 x 5'3 (2.16m x 1.60m)

First Floor Landing

Bedroom 1

13'7 x 13'2 plus recess (4.14m x 4.01m plus recess)

En Suite

8'4 max x 6'8 max (2.54m max x 2.03m max)

Bedroom 2

12'6 plus recess x 11'9 (3.81m plus recess x 3.58m)

Bedroom 3

14'10 x 7'7 (4.52m x 2.31m)

Family Bathroom

9'7 plus recess x 7'2 (2.92m plus recess x 2.18m)

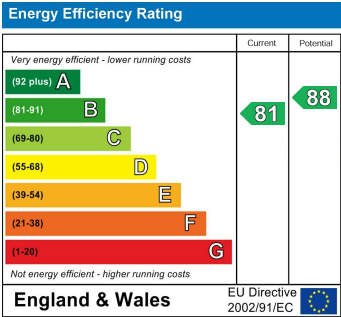
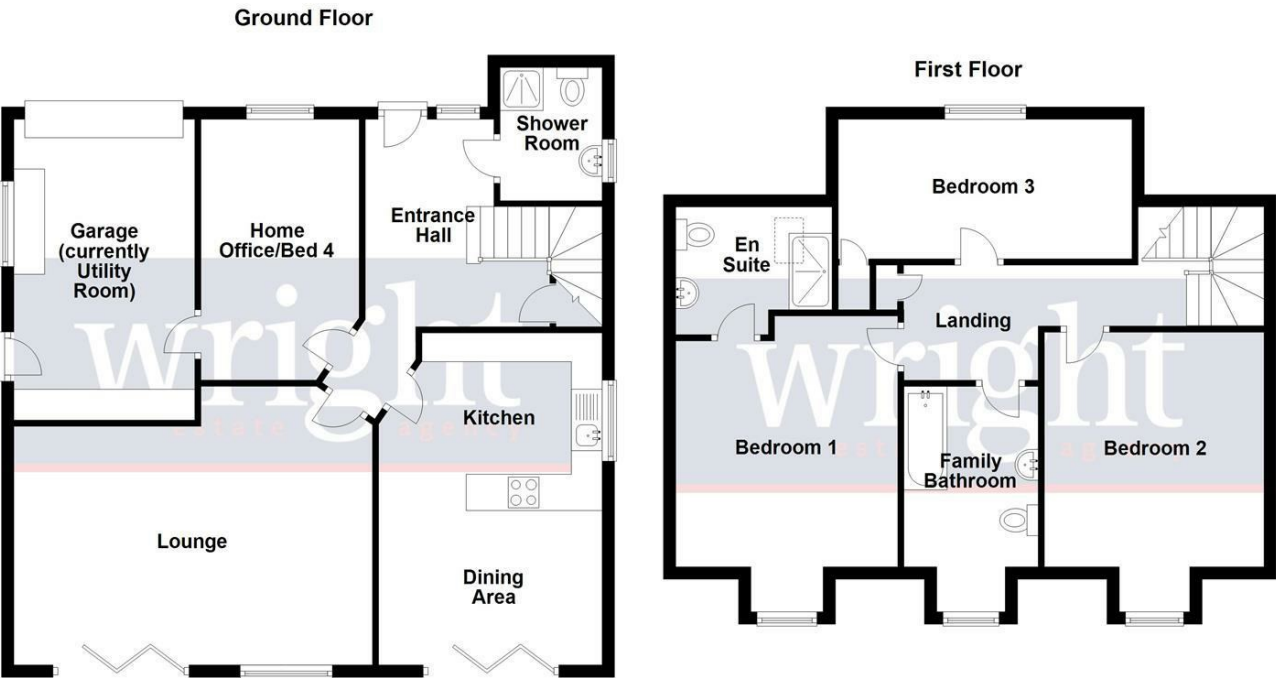


Outside
To the front of the property the brick paved driveway provides ample off road parking and access to the integral garage (currently used as a Utility Room). Gated side access leads to the enclosed rear garden, which has been hard landscaped for ease of maintenance with a good degree of privacy and seclusion. There is a garden shed and a bin storage area located at the side of the property.

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 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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Viewing: Date Time