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wright
estate agency



- Detached House
- Driveway & Double Garage with EV Charging Point
- Study/Downstairs Bedroom

- 3 Bedrooms (1 En Suite)
- Extensive Mature Gardens
- Ideal Family Home

- Large Lounge & Separate Dining Room
- Quiet Cul-de-Sac Location
- Viewings Welcome

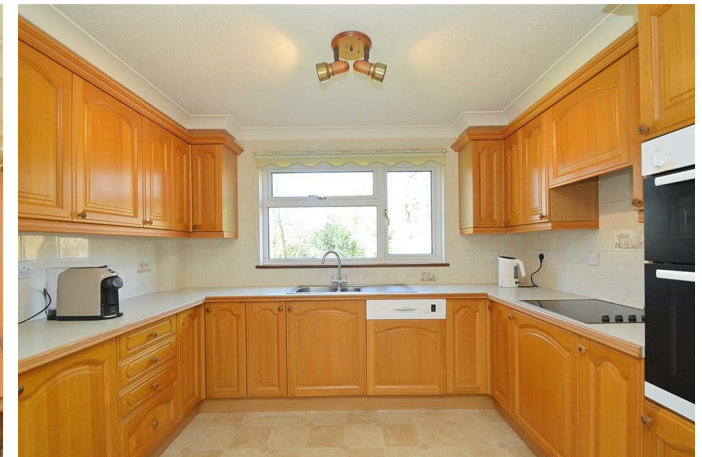
12 Woodside Avenue, Alverstone Garden Village, PO36 0JD

£539,950

This fantastic detached home is located towards the end of a quiet cul-de-sac in the popular semi-rural hamlet of Alverstone Garden Village. The extensive gardens backing onto woodlands are a great place to spot the local wildlife, including red squirrels. The nearby towns of Sandown and Shanklin provide access to range of useful amenities, including supermarkets, schools, and train stations with direct ferry links to the mainland.

The well-proportioned accommodation comprises an impressive entrance hall, large lounge, separate dining room, kitchen/breakfast room, study, sun room with access to the garage, and a cloakroom on the ground floor, with a galleried landing, 3 bedrooms (1 en suite), and a shower room on the first floor. Additionally, the property benefits from full fibre broadband, a driveway, double garage with electric up and over door, and an EV charging point, and established front and rear gardens extending to approximately 1/3 of an acre.

The popular semi-rural setting with miles of beautiful countryside, family-friendly accommodation, and extensive gardens surrounding the property makes this an ideal home for anyone looking to enjoy Island life in one of its most sought after countryside settings. A viewing is a must to fully appreciate everything this superb detached home has to offer.



Entrance Hall

Cloakroom

Lounge

19'9 x 12'8 (6.02m x 3.86m)

Dining Room

9'6 x 8'5 (2.90m x 2.57m)

Breakfast Room

10'8 x 8'3 (3.25m x 2.51m)

Kitchen

10'8 x 7'1 (3.25m x 2.16m)

Sun Room

10'9 x 6'5 (3.28m x 1.96m)

Study/Downstairs Bedroom

8'3 x 7'11 (2.51m x 2.41m)

Double Garage

16'5 x 15'5 (5.00m x 4.70m)

First Floor Landing

Bedroom 1

19'9 x 9'11 max (6.02m x 3.02m max)

En Suite

Bedroom 2

12'9 x 9'11 (3.89m x 3.02m)

Bedroom 3

9'9 x 9'5 (2.97m x 2.87m)

Shower Room



Outside

To the front of the property the well-manicured gardens feature a variety of shrubs and bushes. The driveway provides off road parking and access to the double garage with an electric up and over door, EV charging point, power/lighting and a work bench. The extensive rear garden is laid mainly to lawn with a variety of established trees and a patio area located at the side of the property.

Services

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

Council Tax

Council Tax Band F - 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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PROTECTED



Viewing: Date Time