

shanklin@wright-iw.co.uk

wright
estate agency



- Substantial Semi-Detached Home
- Modern Kitchen
- Large Garden with Fantastic Views

- 5 Bedrooms
- Bathroom & Shower Room
- 2 Reception Rooms, Conservatory & Sun Room

- Ideal Family Home
- Allocated Parking
- Viewings Welcome!

16 Silver Trees, Shanklin, PO37 7ND

£350,000

Located on the outskirts of the charming town of Shanklin, this substantial semi-detached house presents an ideal opportunity for families seeking a spacious and comfortable home. Boasting five bedrooms, this property offers ample space for both relaxation and privacy. The two inviting reception rooms and conservatory provide versatile areas for family gatherings or entertaining guests, ensuring that there is room for everyone to enjoy.

The house features a bathroom and separate shower room, which is particularly advantageous for busy households, allowing for convenience and ease during the morning rush. The large rear garden is a standout feature, offering a delightful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air while taking in the fantastic views across Shanklin and of the sea.

With allocated parking available, this property combines practicality with its generous living space. The location is perfect for families, providing a peaceful environment while still being close to local amenities and the beautiful coastline that Shanklin is known for.

This substantial family home is not just a house; it is a place where memories can be made and cherished for years to come. If you are looking for a property that offers both comfort and a sense of community, this home in Shanklin is certainly worth considering.



Porch

Store Room

Entrance Hall

Cloakroom

Dining Room

19'11 x 10'7 (6.07m x 3.23m)

Kitchen

10'6 x 7'4 (3.20m x 2.24m)

Lounge

19'10 x 17'5 (6.05m x 5.31m)

Conservatory

18'2 x 16'7 (5.54m x 5.05m)

Sun Room

12'8 x 8' (3.86m x 2.44m)

First Floor Landing

Bedroom 1

17'6 x 10'7 (5.33m x 3.23m)

Bedroom 2

10'10 x 10'8 (3.30m x 3.25m)

Bedroom 3

11'6 x 9'1 (3.51m x 2.77m)

Bedroom 4

10'6 x 7'4 (3.20m x 2.24m)

Bedroom 5

10'7 x 5'7 (3.23m x 1.70m)

Bathroom

10'5 x 5'5 (3.18m x 1.65m)

Shower Room

5'7 x 5'4 (1.70m x 1.63m)

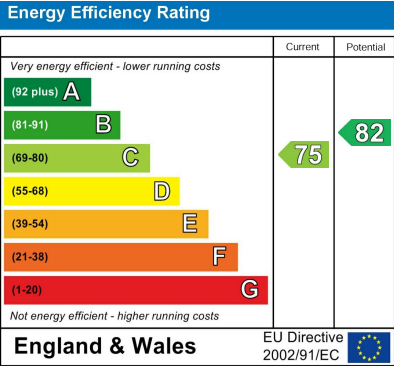


Outside
 To the front of the property the garden is laid to lawn with steps leading to the front door. The large rear garden is also laid to lawn with a patio area, which is an ideal spot to enjoy the fantastic views across Shanklin and out to sea. There is an allocated parking space located at the rear of the property.

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

Council Tax
 Band E - Please contact The Isle of Wight Council.

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