



- Fabulous Detached Family Home
- Superb Kitchen/Breakfast Area & Utility Room
- Far Reaching Sea Views
- Wonderful Gardens with a Summerhouse
- Off Road Parking & Large Detached Garage
- Short Walk to the Town Centre & Seafront
- Four Bedrooms, Two Receptions & Study
- Stunning Period Features & Fireplaces
- CHAIN FREE

Mountfield 74 Fitzroy Street, Sandown, Isle of Wight, PO36 8HG

£575,000

This beautiful detached family home is full of character and charm, created in part by its welcoming hallway, the magnificent tall ceilings and period fireplaces. The home is complemented with fantastic sized rooms, with the front offering bay windows and at the rear (overlooking the garden) is the stunning and very social kitchen/breakfast room. These are just a few aspects to explore as only when viewing can you fully appreciate what this fantastic home has to offer.

If you are also looking for generous outside garden space and far reaching sea views then look no further, this is truly a wonderful lifestyle property, with its location just minutes from the town centre, local amenities, transport links and glorious sandy beaches, they all add to the home's appeal.

With separate outside seating areas and the fabulous roof terrace balcony that overlooks the large garden (along with the views), they add those subtle but most important differences that distinguishes this home from others. With off road parking, a large detached garage and the delightful summerhouse at the end of the garden, what is not to like? Please contact Wrights to discuss this home in more detail and to arrange your viewing today.



Accommodation

Side Entrance Porch

4'9 x 4' (1.45m x 1.22m)

Entrance Hallway

Kitchen/Breakfast Area

23'3 x 14'7 max (7.09m x 4.45m max)

Sitting Room

18'3 into bay x 13'10 (5.56m into bay x 4.22m)

Dining Room

14'8 x 13' (4.47m x 3.96m)

With Patio doors out to the covered seating area.

Study

12'11 x 10'6 (3.94m x 3.20m)

Utility Room

8'7 x 7'5 (2.62m x 2.26m)

Downstairs W.C.

3'11 x 3'11 (1.19m x 1.19m)

First Floor Landing

With access via narrow stairs to the loft area.

Bedroom 1

18'3 into bay x 14'0 (5.56m into bay x 4.27m)

Bedroom 2

14'10 max x 10'0 (4.52m max x 3.05m)

Doors to:

Roof Terrace Balcony

12'0 x 10'11 (3.66m x 3.33m)

En-Suite Bathroom

13'0 max x 7'4 max (3.96m max x 2.24m max)

Bedroom 3

12'11 max x 10'3 (3.94m max x 3.12m)

Patio doors to the balcony.

Bedroom 4

12'11 x 10'7 (3.94m x 3.23m)

Shower Room

9'1 x 3'11 (2.77m x 1.19m)



Parking & Garage

There is ample off road parking to the side of the house, leading to the detached garage with internal measurements 21'2" x 13'3". The garage has roller doors both ends and includes power and light.

Gardens

The front garden has gated path access leading to the delightful open plan porch. Gated access leads to the welcoming rear garden, with separate seating areas, which are complemented by a delightful summerhouse 14'8" x 8'9".

Services

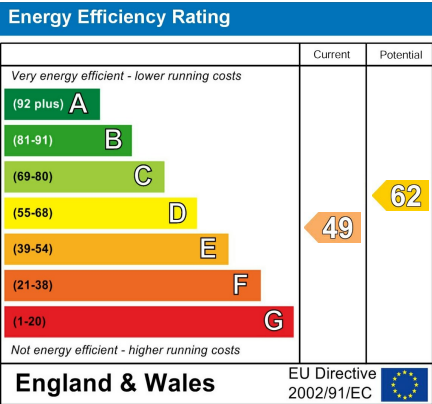
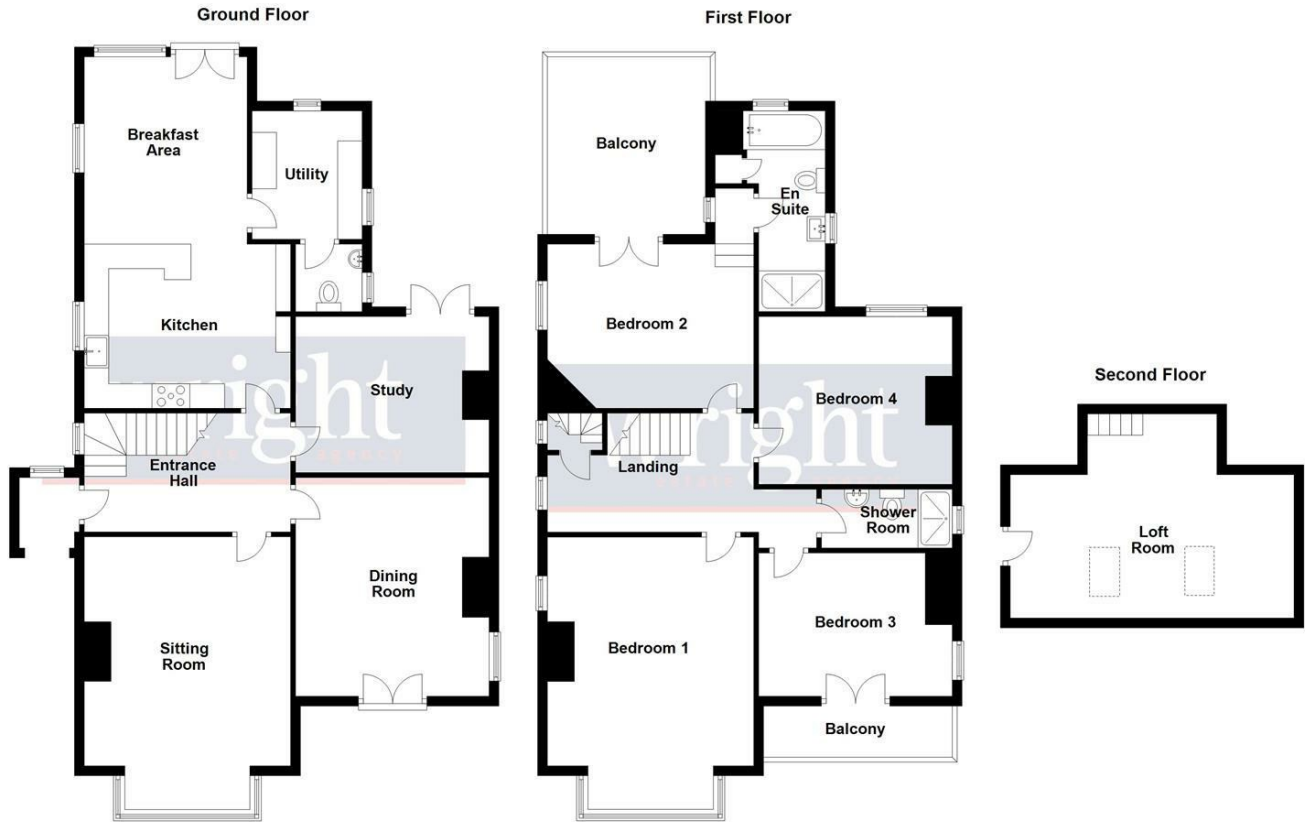
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF
Phone: 01983 866822
Email: shanklin@wright-iw.co.uk

Viewing:

Date

Time