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wright
estate agency



- Modern Detached House
- Off Road Parking for 2/3 Cars
- Popular Village Location

- 3 Bedrooms
- Rear Garden Backing on to Fields
- Ideal Family Home

- 2 Reception Rooms & Modern Kitchen
- Downstairs Cloakroom
- Viewings Welcome!

Southern Comfort Manor Road, Wroxall, PO38 3DA

£349,950

Located in the charming village of Wroxall, this modern detached house presents an ideal family home, perfect for those seeking comfort and convenience. With 3 bedrooms, this property offers ample space for family living. The 2 inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property boasts a practical design, ensuring a bright and welcoming atmosphere throughout. The recently updated kitchen with fitted appliances and downstairs cloakroom add to the convenience of this modern home, and is ideally suited to cater for a growing family.

The property features off-road parking for 2/3 cars, a valuable asset in this desirable location. The surrounding area is known for its community spirit and accessibility to local amenities, making it an excellent choice for anyone looking to embrace village life.

In summary, this detached house in Wroxall is a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant community. With its modern features and family-friendly layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your new home.



Accommodation

Entrance Hall

Cloakroom

Lounge

14'2 x 11'11 (4.32m x 3.63m)

Dining Room

16'6 x 7'6 (5.03m x 2.29m)

Kitchen

12'9 x 10'3 (3.89m x 3.12m)

First Floor Landing

Bedroom 1

12' x 10'4 (3.66m x 3.15m)

Bedroom 2

12'1 x 8'5 (3.68m x 2.57m)

Bedroom 3

10'5 x 6'11 (3.18m x 2.11m)

Bathroom

6'11 x 5'6 (2.11m x 1.68m)

Outside

To the front of the property the shared driveway leads to off road parking for 2/3 cars. Gated side access leads to the enclosed rear garden, which is laid mainly to lawn with a decked area.



Services

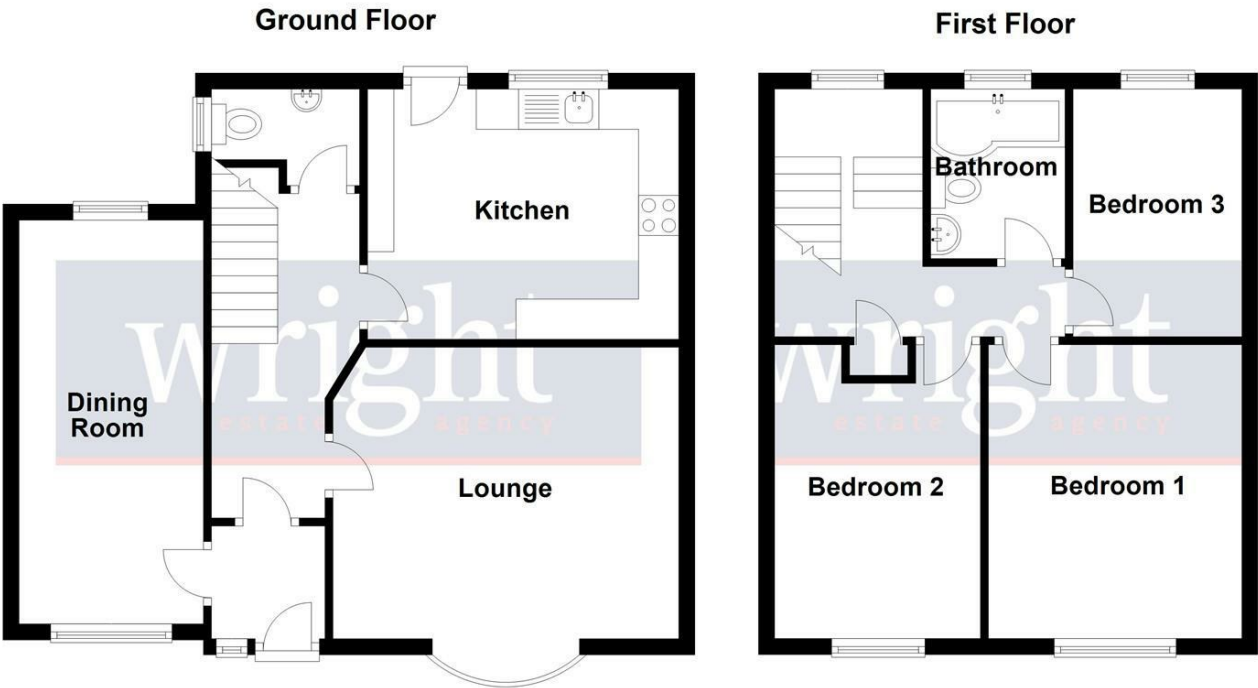
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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Viewing: Date Time

