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wright
estate agency



- Charming Detached Home
- Large Kitchen/Breakfast Room & Utility
- Short Walk to Cliff Path & Local Train Station
- 3 Bedrooms (1 En Suite)
- Driveway Parking for Several Cars
- Ideal Family Home
- 2 Reception Rooms & Home Office
- Enclosed Garden with various Outbuildings
- Viewings Welcome

41 Denness Road, Lake, PO36 8PD

£369,950

Located in a quiet residential street, this delightful detached house is the ideal family home, offering both comfort and convenience. With its prime location just a short walk from the Cliff Path and easy access to the seafront, the home provides a tranquil retreat while still being close to many of the local amenities, including the local train station with mainland ferry connections.

The property boasts two spacious reception rooms, perfect for family gatherings or entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge, a formal dining room or a vibrant playroom for the children. The reception space is complemented by a well-appointed kitchen, ensuring that meal preparation is a joy.

This charming property features three well-proportioned bedrooms on the first floor and a useful home office on the ground floor with its own private entrance, providing ample space for family members or guests. The bathroom and en suite are thoughtfully designed, offering both functionality and privacy, making morning routines a breeze.

The property includes driveway parking for several cars, ensuring that you and your guests will never be short of space. The outdoor area is equally inviting, with an enclosed low-maintenance garden surrounding the property on three sides and featuring a variety of useful outbuildings, including an enclosed hot tub and workshop with power and lighting.



Entrance Hall

Home Office

10' x 7'11 (3.05m x 2.41m)

Lounge

16' into bay x 12'8 (4.88m into bay x 3.86m)

Dining Room

12'8 x 11'5 (3.86m x 3.48m)

Kitchen/Breakfast Room

23'1 x 9'1 (7.04m x 2.77m)

Utility Room

9'1 x 8'6 (2.77m x 2.59m)

Cloakroom

First Floor Landing

Bedroom 1

16' into bay x 11'8 (4.88m into bay x 3.56m)

En Suite

Bedroom 2

12'8 x 10'6 (3.86m x 3.20m)

Bedroom 3

7'11 x 7'9 (2.41m x 2.36m)

Bathroom

Separate W.C

Outside

To the front of the property the walled garden is paved for ease of maintenance with bin storage. Gated side access leads to the enclosed rear garden, which is mainly gravelled with a small lawn and features a large decked area, with several useful outbuildings, including an enclosed hot tub and workshop with power and lighting. To the rear of the property there is off road parking for several cars.



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

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 fitments, 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