

15 The Fairway Sandown, PO36 9EF

£550,000



This beautifully presented four bedroom detached house is located in the popular town of Sandown, within walking distance to local schools, Sandown's stunning beaches and all local amenities. This spacious family home consists of a substantial amount of space with options of a variety of uses of accommodation options. The ground floor offers a beautiful dining room, modern kitchen with walk in pantry, utility room, baking studio, downstairs WC and an extended living room with French doors leading on to the garden. Upstairs consists of four double bedrooms and bathroom. Outside offers a good-sized garden with space to build a summer house. Other benefits of the property includes under floor heating, gas central heating, newly-fitted double glazing throughout, In & Out Driveway. This is the perfect family home!!

DETACHED HOUSE WITH
EXTENSION TO THE REAR

CLOSE TO LOCAL SCHOOLS AND
SANDOWN BEACH

4 BEDROOMS

IN & OUT DRIVEWAY

GAS CENTRAL HEATING & NEWLY FITTED
DOUBLE GLAZING THROUGHOUT

ROOMS

Entrance Hallway

Dining Room 21' 5" x 9' 11" (6.53m x 3.02m)
Carpet flooring. Feature Fireplace to side aspect. Two double glazed windows to front aspect. Radiator.

Baking studio 12' 2" x 12' 0" (3.71m x 3.66m)
Wood effect laminate flooring. Built-in modern kitchen cabinets with sink drainer (Can be removed). Double glazed bay window to front aspect. Radiator.

Utility room 8' 10" x 12' 0" (2.69m x 3.66m)
Wood effect laminate. Modern-fitted units with plumbing for Washing machine and dryer. Electric oven.

Kitchen 9' 9" x 24' 9" (2.97m x 7.55m)
Tiled flooring. Modern-fitted kitchen with ceramic sink drainer, oak worktops, electric hob and double oven. Room for an American fridge freezer. Walk-in Pantry. Two Double glazed skylights.

WC

Living Room 14' 10" x 25' 1" (4.52m x 7.65m)
Carpet flooring. Double glazed French doors leading on to the garden. Radiator.

Landing
Boiler cupboard & storage cupboard. Access to Loft.



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Bedroom 3 12' 1" x 8' 10" (3.69m x 2.69m)
Carpet flooring. Double glazed window to rear aspect. Radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

