



Warlands Lane | Shalfleet | Newport | PO30 4NG

Offers In Excess Of £375,000



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This well-presented 3 bedroom semi-detached house is located within the quiet rural village of Shalfleet, within easy reach of countryside walks, local bus routes and a 15 minute drive to Newport town and Yarmouth. This beautifully presented home consists of a living room, dining room, kitchen, utility area, study/4th bedroom and conservatory. Upstairs consists of three double bedrooms and a modern family bathroom. Outside offers a good-sized garden and patio area with a summer house with power & lighting. Other benefits of the property includes solar panels, a driveway for 2/3 vehicles, feature log burner, side access, gas central heating & double glazing. This is the perfect family home.

- SEMI-DETACHED
- SUMMER HOUSE
- LOCATED IN A POPULAR RURAL VILLAGE
- SOLAR PANELS
- 3/4 BEDROOMS
- DRIVEWAY
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT

Entrance Porch

Living Room

12'6" x 18'8" (3.81 x 5.69)

Dining Room

9'0" x 11'10" (2.74 x 3.61)

Kitchen

7'8" x 7'8" (2.34 x 2.34)

Utility/Breakfast room

10'4" x 7'7" (3.15 x 2.31)

Downstairs WC

Study

9'6" x 7'6" (2.90 x 2.29)

Conservatory

7'8" x 10'4" (2.34 x 3.15)

Landing

Bedroom 1

12'1" x 10'4" (3.68 x 3.15
(3.69 x 3.14))

Bedroom 2

10'1" x 10'4" (3.07 x 3.15)

Bathroom

5'0" x 8'0" (1.52 x 2.44)

Bedroom 3

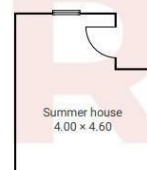
9'4" x 8'1" (2.84 x 2.46
(2.85 x 2.47))

Summer house

13'1" x 15'1" (3.99 x 4.60)



▼ Ground Floor



▼ 1st Floor



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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

Council Tax Band **C**
EPC Rating

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