



Appuldurcombe Road | Wroxall | Ventnor | PO38 3DL

Offers In The Region Of

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Located on the charming Appuldurcombe Road in Wroxall, this delightful semi-detached house offers a perfect blend of comfort and character. With a generous living space of 993 square feet, this older property, built in 1987, is ideal for families or those seeking a peaceful retreat.

The home features a welcoming reception room, providing an inviting space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space. The two bathrooms add convenience, helping morning routines and family life run smoothly.

The semi-detached design allows for a sense of community while still providing privacy. The property is situated in a lovely area, surrounded by the natural beauty of Wroxall, making it a perfect spot for those who appreciate the outdoors and countryside.

- SEMI-DETACHED COTTAGE
- EN-BLOC GARAGE & PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- 3 BEDROOMS
- COUNTRYSIDE VIEWS

Front Exterior

The front of the property is attractively presented, with greenery and a pathway leading to the front door, creating a welcoming first impression.

Living Room/Diner

9'8 x 26'3 (2.95m x 8m)

This open-plan living room and dining area offer a bright, airy space with large windows either end that fill the room with natural light. Due to the layout of the room it flows nicely to accommodate both seating and dining needs. The dining area also features a serving hatch connected to the kitchen which enables everywhere to feel connected.





Kitchen

8'7 x 10'1 (2.62m x 3.07m)

The kitchen is compact yet functional, fitted with light wood cabinets and dark countertops that provide ample workspace. A large window above the sink allows plenty of daylight to brighten the room, while essential appliances are thoughtfully arranged to maximise efficiency.

Bedroom One

14'5 x 9'8 (4.39m x 2.95m)

A generous double bedroom, enhanced by two windows allowing for an abundance of natural light

Bedroom Two

8'11 x 9'8 (2.72m x 2.95m)

Bedroom two offers ample space, with a generously sized window creating a bright and welcoming atmosphere.

Bedroom Three

6'10 x 8'9 (2.08m x 2.67m)

Bedroom three is a cosy single bedroom with an extra alcove for storage. A window brings in natural light, enhancing the room's inviting atmosphere. This would be ideal for a child's room or study space.

Bathroom

7'10 x 8'3 (2.39m x 2.51m)

The bathroom is neatly presented with a bath, over-bath shower, white sink, WC, and pale green tiling which adds a fresh and clean feel. The light wood-effect flooring complements the soft colour palette, creating a pleasant and functional bathing space. A good sized dormer window also allows natural light to fill the room.

Rear Garden

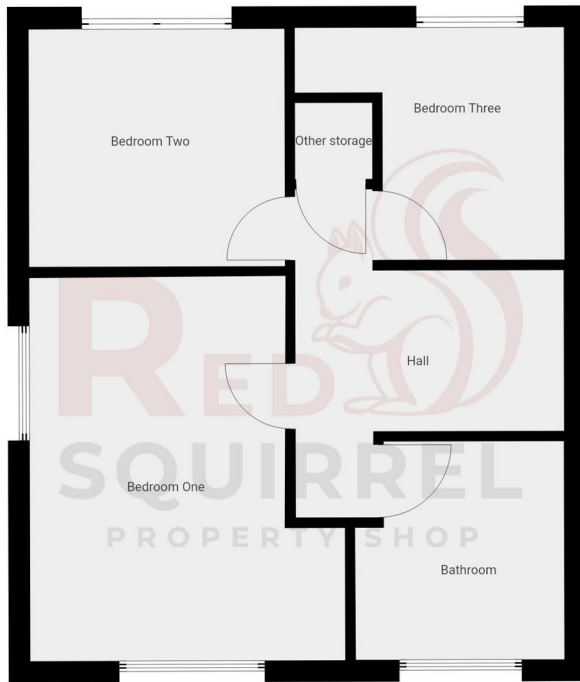
The rear garden is a private and manageable outdoor space. It is fully enclosed with wooden fencing, providing a peaceful spot to enjoy the outdoors.

Ground Floor WC

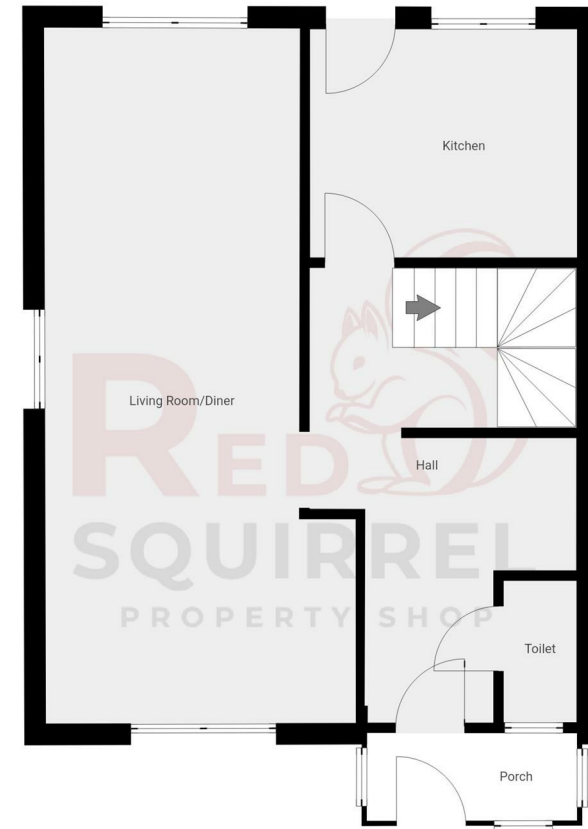
2'9" x 5'4" (0.84m x 1.63m)

A well-positioned ground-floor WC, offering added convenience for visitors.

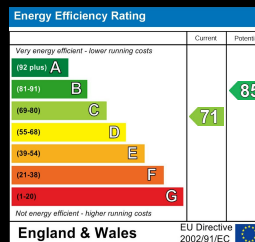




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