



- Substantial Detached Family Home
- 4 Double Bedrooms (Master En-Suite & Walk-in Wardrobe)
- Ample Driveway Parking and Garage with Electric Roller Doors
- Lovely Mature Garden with Established Trees & Shrubs
- Modern Kitchen & Separate Utility Room
- Large Lounge, Separate Dining Room & Conservatory
- Short Walk to Cliff Path, Town Centre & Local Train Station
- Separate Home Office/Study
- Viewing is Highly Recommended!

The Firs Sandown Road, Shanklin, PO37 6HF

**Offers Over £530,000**

Located in the charming seaside town of Shanklin, this delightful detached house is just a short walk from the Cliff Path, with direct access to the beach and is truly an ideal family home. With its spacious layout and thoughtful design, it offers a perfect blend of comfort and functionality for modern living.

The property boasts two generous reception rooms and a separate conservatory, providing ample space for family gatherings and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy lounge or a useful playroom for the children.

With four well-proportioned bedrooms on the first floor, there is plenty of room for the whole family to enjoy their own personal space. The spacious shower room and en suite bathroom add a degree of convenience, making busy mornings a breeze for everyone.

Outside, the property features ample driveway parking for several vehicles, a rare find that adds to the appeal of this home. This practical aspect ensures that you and your guests will never have to worry about parking arrangements.

In summary, this spacious detached house in Shanklin is a wonderful opportunity for families seeking a spacious and comfortable living environment. With its excellent location and ample amenities, it is sure to be a cherished home for years to come. Do not miss the chance to make this property your own.



**Entrance Lobby**

**Study**

13'9 x 5' (4.19m x 1.52m)

**Inner Hallway**

**Lounge**

25'8 x 12'5 (7.82m x 3.78m)

**Dining Room**

15'10 into bay x 12'10 (4.83m into bay x 3.91m)

**Kitchen**

13' x 12'9 (3.96m x 3.89m)

**Utility Room**

11'1 x 7'11 max (3.38m x 2.41m max)

**Conservatory**

13' x 11'1 (3.96m x 3.38m)

**Cloakroom**

**Garage**

16'1 x 10' (4.90m x 3.05m)

**First Floor Landing**

**Bedroom 1**

14'10 into bay x 10'11 (4.52m into bay x 3.33m)

**En Suite**

**Walk-in Wardrobe**

**Bedroom 2**

14'8 x 8'11 (4.47m x 2.72m)

**Bedroom 3**

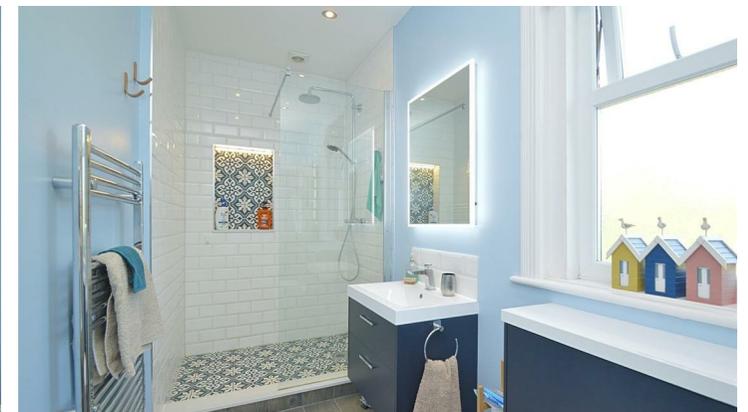
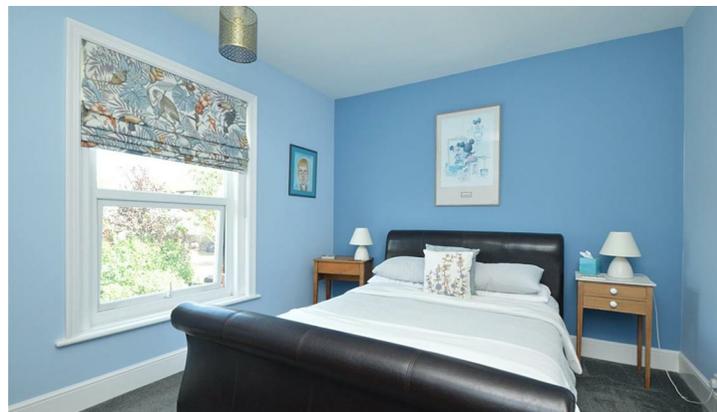
12'5 x 10'7 (3.78m x 3.23m)

**Bedroom 4**

11'3 x 8' (3.43m x 2.44m)

**Shower Room**

12'10 x 4'11 (3.91m x 1.50m)



**Outside**

To the front of the property the 'in and out' driveway provides ample parking and access to the garage with electric rollers doors at the front and rear. The beautifully maintained rear garden is laid mainly to lawn and features a variety of established shrubs, plants, and trees. There is a secluded side garden, which is a real sun trap, and an ideal spot to enjoy the hot tub (available to purchase by separate negotiation). Additionally, there is a pond and useful garden shed.

**Services**

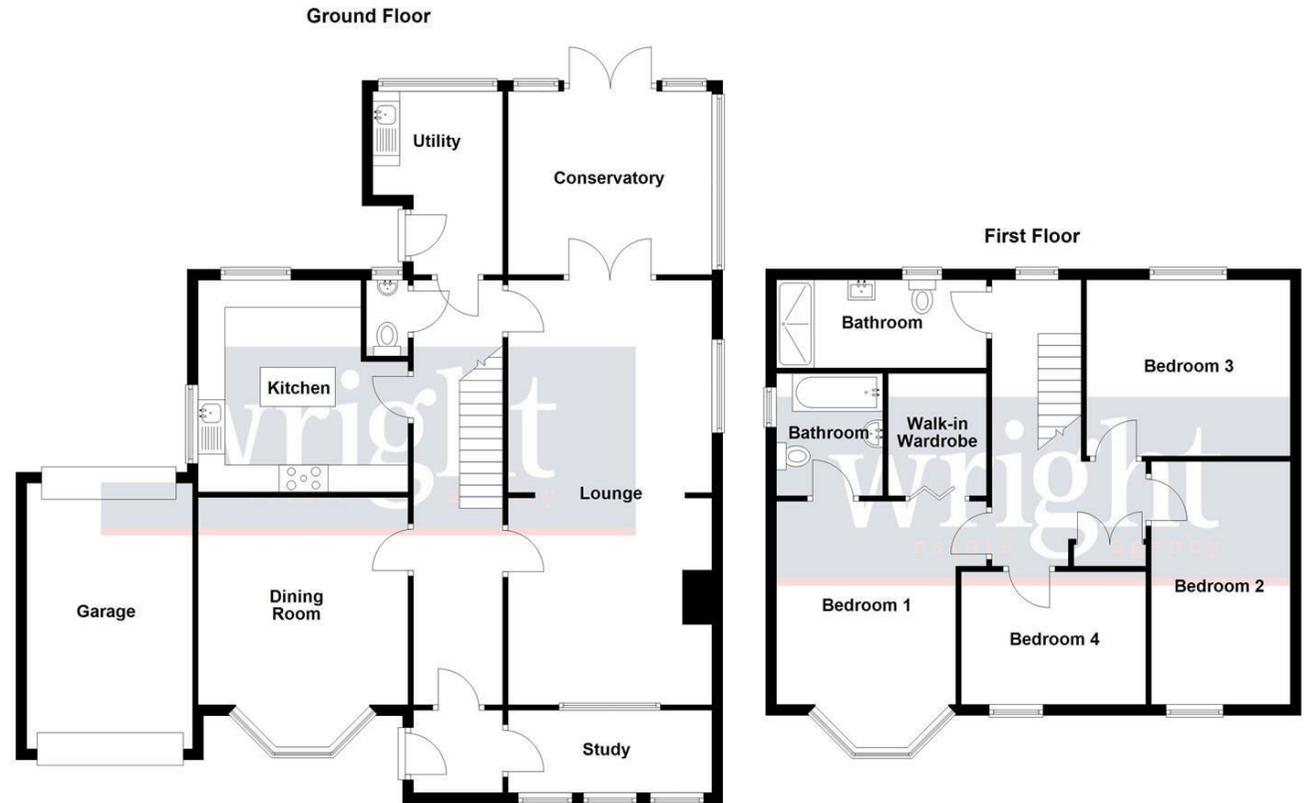
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

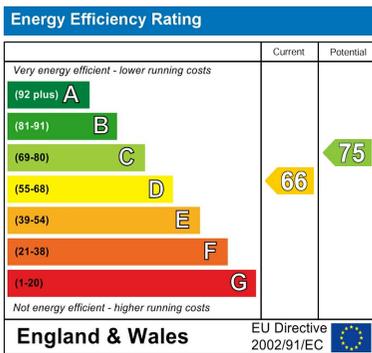
Council Tax Band F - Please contact The Isle of Wight Council on 01983 823901.

**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.



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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PROTECTED

**Viewing:**      Date .....      Time .....