

# 92, The Fairway

Sandown, Isle of Wight PO36 9EQ

**£350,000**  
FREEHOLD



Forming part of a small cul-de-sac development, this superb three-bedroom house with two reception rooms offers a modern family lifestyle within a quiet position close to local amenities.

- Modern, three-bedroom detached house
- Quiet location within a small cul-de-sac
- Bathroom, en-suite and ground floor cloakroom
- Driveway and garage parking
- Close to nature reserves and AONB
- Offered for sale chain free
- Two versatile reception rooms
- Superbly presented and maintained throughout
- Delightful south-west facing rear garden
- Convenient for schools, amenities & transport links

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Forming part of a charming development of just four attractive homes, 92 The Fairway is perfectly situated to enjoy the best of all worlds with plenty of local amenities and countryside walks within easy reach from the property. Built in 2005, it is evident that this desirable modern home has been well cared for over the years and is presented with immaculate interiors offering a versatile, neutral colour palette throughout.

The accommodation is spacious and perfectly arranged throughout and features an ample entrance hall with a roomy ground floor cloakroom; providing great potential to transform into a shower room if required. The ground floor also boasts two versatile reception rooms with a living room connecting with the garden and a formal dining room. An ample kitchen-breakfast room provides a sociable environment for family meal times and conveniently connects with a large utility room, providing a fantastic space to keep laundry tasks separate. Additionally, the ground floor has been designed with wide doorways and no steps or changes in floor level, making it an ideal choice if accessibility is important. The first floor benefits from three double-sized bedrooms, a well-presented family bathroom and a principal bedroom complete with an en-suite shower room. A further desirable feature of this property is a driveway and an attached garage to the side elevation, and to the rear is a delightful fully-enclosed, south-west facing garden.

Located just moments from Sandown and Shanklin Golf Club, this ideal location is just a short distance from a wealth of local amenities including Sandown High Street with a great range of shops, convenience stores, cafes and restaurants. The expansive seafront offers award-winning sandy beaches and a whole host of family entertainment such as a dinosaur museum, the Wildheart Animal Sanctuary, and Sandham Gardens. For keen fitness and wellness enthusiasts, the Heights Leisure Centre is just a short 5-minute drive away offering fitness classes, a gym, a large swimming pool, and a health suite. The property is positioned within a short 15-minute walk from Lake High Street providing a handy Tesco Express and takeaways for the days when you don't fancy cooking! Local schools are also within easy reach such as the Bay C of E School providing an Ofsted rated 'good' education at both primary and secondary level. Furthermore, the property is well-connected to public transport links such as Sandown train station which is just a 10-minute walk from the property providing a direct route to Ryde with its mainland travel links.

### **Welcome to 92 The Fairway**

Nestled within a peaceful cul-de-sac, this attractive red brick house with a lawn area to the front is perched on the edge of the development and is approached via a smart driveway leading to a garage with a white door. From the driveway, a side path passes the garage giving gated access to the rear garden, and a walled path to the front leads to a white UPVC front door sheltered by a porch canopy.

### **Entrance Hall**

*15'04 x 8'01 max (4.67m x 2.46m max)*

Combining an open porch area, this spacious entrance hall provides a wonderful welcome to the home and features a wood-effect vinyl floor which flows throughout the ground floor, providing stylish continuity. A series of panel doors with glazed panels lead to the ground floor rooms and a carpeted turning staircase with a wooden spindle balustrade ascends to the first floor. The space is neutrally decorated and there is also a large storage cupboard located beneath the stairs.

### **Cloakroom**

*6'08 x 5'05 max (2.03m x 1.65m max)*

Continuing with the flooring and wall decor from the entrance hall, this space has a window to the front aspect and provides a dual flush w.c. plus a pedestal hand basin with white splashback tiles.

### **Living Room**

14'01 max x 11'0 (4.29m max x 3.35m)

Enjoying natural light from a window to the rear and French doors to the side aspect opening to the rear garden, this dual aspect room is well-presented with a neutral decor and has a charming feature fireplace with a wood surround and an electric coal-effect fire. There is also a television aerial connection, and a telephone/internet point.

### **Dining Room**

11'10 x 9'09 (3.61m x 2.97m)

Featuring a ledged bow window to the front aspect, this room enjoys plenty of natural light which is enhanced by a neutral wall decor. A telephone/internet point is also located here.

### **Kitchen-Breakfast Room**

15'05 x 9'09 (4.70m x 2.97m)

With plenty of space to accommodate a dining set, this room is fitted with a range of modern wooden cabinets benefitting from an integrated fridge, freezer and dishwasher. With white splashback tiling above, a dark countertop incorporates a 1.5 stainless steel sink and drainer beneath a window to the rear aspect and there is a freestanding double oven positioned beneath a concealed cooker hood. There is also a freestanding unit providing additional storage cupboards and a sense of separation between the dining and kitchen area. Lit by recessed spotlights, this room is pleasantly decorated in a subtle light-green shade and gives access to the utility room via a partially glazed wooden door.

### **Utility Room**

9'10 x 7'0 (3.00m x 2.13m)

Replicating the kitchen decor and cabinets, this room provides plumbing for a washing machine beneath a dark countertop with a stainless steel sink and drainer. With a window and a partially glazed door to the rear, this utility room also has a wall-mounted Vaillant gas boiler and gives access to the garage via a panel door.

### **First Floor Landing**

This space features a light wood-effect vinyl floor which continues throughout the first floor and has a series of panel doors leading to the bathroom and each of the bedrooms which all benefit from a television aerial connection. There is also a ceiling hatch giving access to a partially boarded loft space via a sturdy, good quality ladder.

### **Bedroom One**

15'02 x 9'09 (4.62m x 2.97m)

Full of natural light, this spacious bedroom has a large window to the front aspect and is presented with a fresh neutral decor, providing a light and airy feel. The room is well-proportioned and has a wood panel door to an en-suite.

### **En-suite Shower Room**

10'11 x 5'09 max (3.33m x 1.75m max)

Featuring a charming porthole-style window with a stained glass rose design, this room provides a shower cubicle with a white tile surround and chrome fixtures, a w.c., and a pedestal hand basin with white splashback tiles plus a shaver socket strip light above. Benefitting from recessed spotlights and a white heated towel rail, this room is finished with a pleasant light-green wall decor and the wood-style flooring from the bedroom.

### **Bedroom Two**

12'01 x 9'09 (3.68m x 2.97m)

Again, featuring a light and airy decor, this second double bedroom enjoys a pleasant leafy view from a window to the rear aspect and provides ample space for a range of bedroom furniture.

### **Bedroom Three**

10'11 x 7'02 (3.33m x 2.18m)

Presented with a light liliac wall decor, this third double bedroom is the smallest of the three and would also make a great space as a home office or a nursery.

### **Family Bathroom**

7'04 x 6'01 (2.24m x 1.85m)

With an opaque window to the side aspect, this room enjoys natural light and provides a full suite comprising a pedestal hand basin with a shaver socket above, a dual flush w.c, and a wood-panelled spa bath with a chrome shower over. The room has a wood-effect laminate floor and a subtle blue-grey wall shade plus white tiling with a blue strip border around the bathroom suite. Warmed by a white heated towel rail, this room also benefits from recessed spotlights and a linen storage cupboard with shelving.

### **Rear Garden**

Fully enclosed with wooden fencing, this delightful south-west facing garden enjoys a lovely paved seating terrace wrapping around the property and a lawn area beyond flanked with mature shrub borders featuring pretty fuchsias and climbing roses. With external lighting providing night-time illumination, the garden is accessed from the living room French doors, the back door via the utility room, and a side gate from the front of the home.

### **Parking**

There is driveway parking for up to two vehicles plus an attached garage which measures 15'08 x 10'07 and features a high-pitched roof, power and lighting.

92 The Fairway presents a fantastic opportunity to acquire a spacious three-bedroom family home with modern finishes and provides a wonderful lifestyle close to plenty of amenities and beautiful nature walks. A viewing with the sole agent, Susan Payne Property, is highly recommended to fully appreciate this well-appointed home.

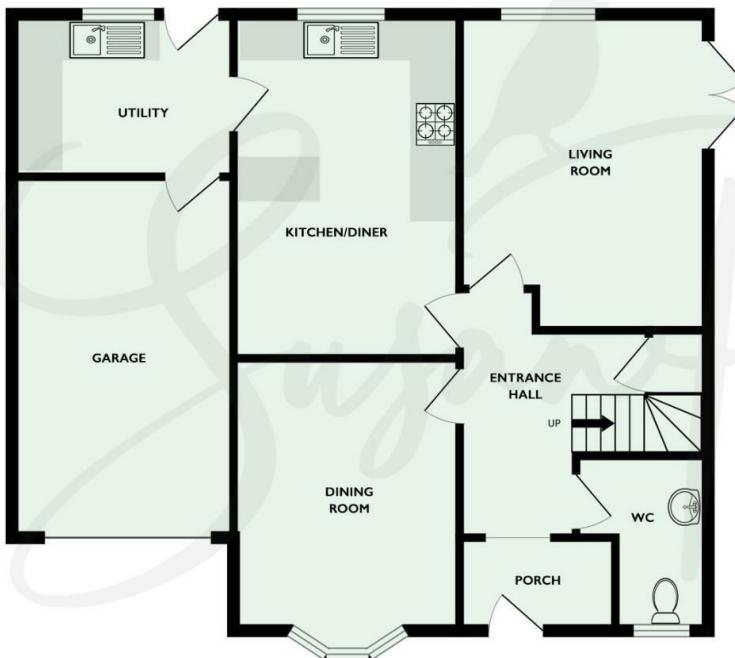
### **Additional Details**

Tenure: Freehold

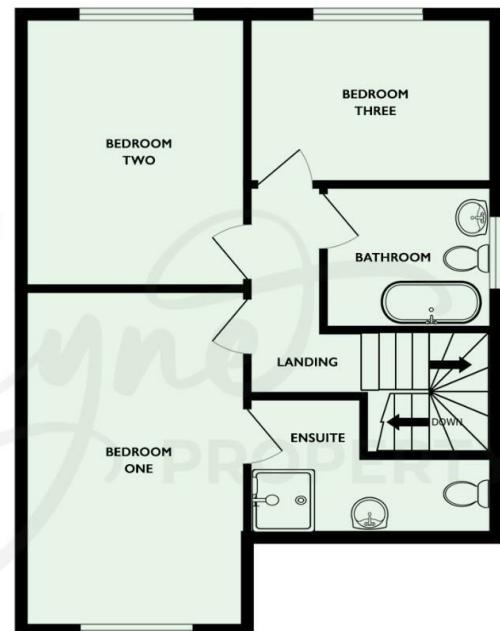
Council Tax Band: D

Services: Mains water and drainage, gas central heating, electricity.

Ground Floor

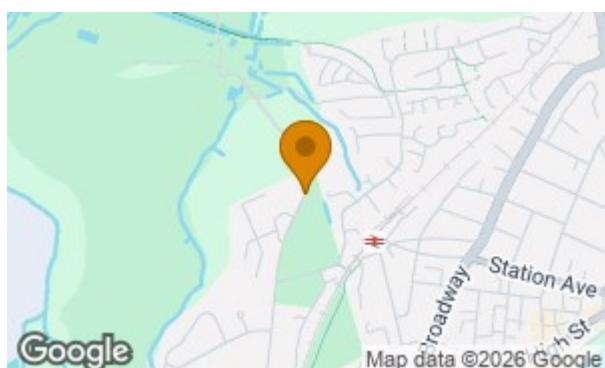


First Floor



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

Agent Notes:

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