



A modern link-detached bungalow with a conservatory and a garage. The property features a grey shiplap exterior, a red brick conservatory, and a grey garage door. The house has a grey front door and large windows with grey frames. A large tree is in the garden to the right. The property is set on a paved driveway and has a paved path leading to the entrance.

- SUPERB Link-Detached Bungalow
- Large Conservatory
- Driveway Parking & Garage
- 2 Double Bedrooms + Study/Bed 3
- Modern Fitted Kitchen
- Close to Local Amenities
- Lounge & Separate Dining Area
- Sunny Enclosed Rear Garden
- Viewings Welcome

4 Ninham Close, Shanklin, PO37 7EP

£375,000

Situated towards the outskirts of Shanklin, this superb link-detached bungalow offers a delightful blend of comfort and modern living. With flexible accommodation, this property is perfect for those seeking a tranquil retreat in a very convenient location.

Upon entering, you are greeted by a welcoming lounge opening to the dining area that provide ample space for relaxation and entertaining. The impressive modern fitted kitchen is a highlight, designed to meet the needs of any culinary enthusiast. It seamlessly combines style and functionality, making it the heart of the home.

The bungalow features two generously sized double bedrooms, ensuring a restful night's sleep. Additionally, there is a study that can easily serve as an occasional third bedroom, providing versatility for your living arrangements.

Outside, the property boasts a sunny rear garden, perfect for enjoying the outdoors in privacy. The well-maintained garden space is ideal for summer BBQs or simply unwinding in the fresh air. Parking is a breeze with ample space on the brick paved driveway, adding to the convenience of this lovely home.

This impressive bungalow in Shanklin is a rare find, offering a harmonious blend of modern amenities and comfortable living. It is an ideal choice for anyone looking to settle in a peaceful yet vibrant community. Don't miss the opportunity to make this charming property your own.



Accommodation

Entrance Hall

Lounge

15'7 plus recess x 10'10 (4.75m plus recess x 3.30m)

Dining Area

19'10 x 6'10 (6.05m x 2.08m)

Kitchen

15'4 x 10'9 (4.67m x 3.28m)

Bedroom 1

10'9 x 10'9 (3.28m x 3.28m)

Bedroom 2

10'11 x 10'9 (3.33m x 3.28m)

Study/Bed 3

12'4 x 6'8 (3.76m x 2.03m)

Conservatory

29'1 x 6'10 max (8.86m x 2.08m max)

Shower Room

7'9 x 5'5 (2.36m x 1.65m)

Separate W.C

Garage

15'10 x 7'11 (4.83m x 2.41m)

Outside

To the front of the bungalow the garden is laid to lawn. the brick paved driveway provides off road parking and access to the garage with an up and over door. The enclosed rear garden is an ideal spot to enjoy the sunshine all day with a large paved area, a lawn and raised decking.



Services

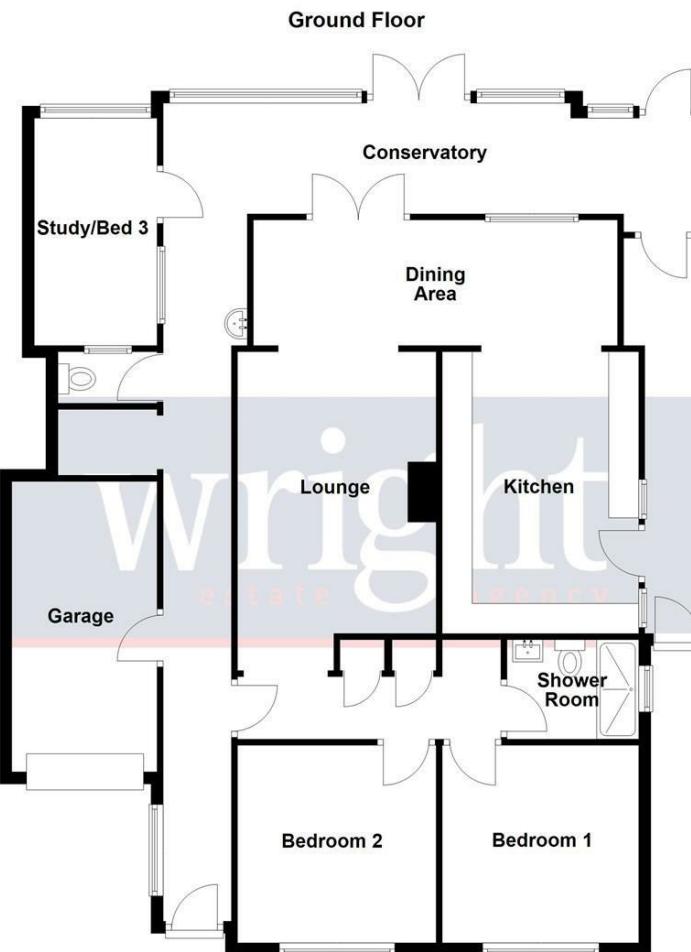
Unconfirmed: Gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band D - Please contact The Isle of Wight Council.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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	

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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Viewing: Date Time