



Lark Rise | | Shanklin | PO37 7HB

Offers In The Region Of £425,000



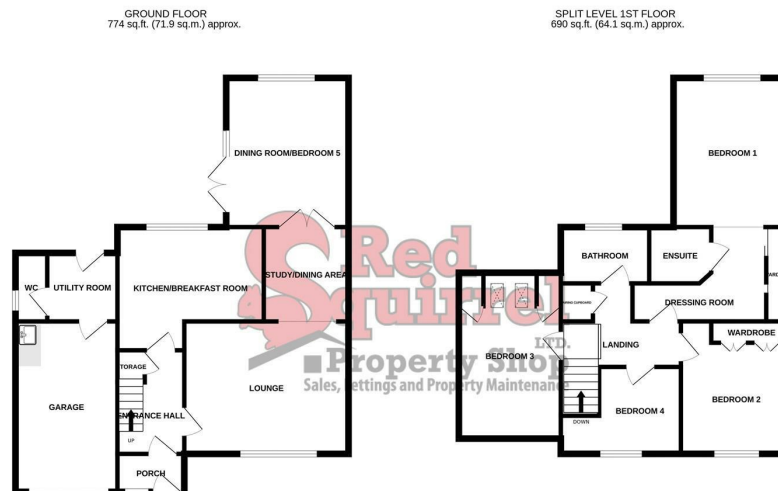
Lark Rise | Shanklin | PO37 7HB Offers In The Region Of

This CHAIN FREE Detached home is located in a sought after area of Shanklin, in a quiet cul-de-sac location, however within easy reach of local amenities and bus routes. Boasting elevated views and a swimming pool the property comprises entrance porch, living room, study/dining area, generously-sized kitchen/breakfast room, downstairs bedroom/dining room, integral garage and downstairs WC. Upstairs you have three good-sized bedrooms, fourth bedroom and a family bathroom. Outside you benefit from driveway, spacious front & rear gardens, pool house and summer house. The home also benefits from gas central heating & double glazing.

- DETACHED HOME
- CUL-DE-SAC LOCATION
- DRIVEWAY & GARAGE
- CHAIN FREE
- 4/5 BEDROOMS
- SWIMMING POOL
- GREAT VIEWS

Entrance Porch
Entrance Hall
Lounge
15'8" x 12'3" (4.78 x 3.73)
Study/Dining Area
9'5" x 7'10" (2.87 x 2.39)
Dining Room/Bedroom 5
15'9" x 9'9" (4.80 x 2.97)
Kitchen/Breakfast Room
13'10" x 12'1" (4.22 x 3.68)
Utility Room
5'9" x 5'6" (1.75 x 1.68)
Cloakroom
Integral Garage
First Floor Landing

Master Bedroom
15'9" x 9'9" (4.80 x 2.97)
Dressing Area
9'6" x 7'6" (2.90 x 2.29)
(2.89 x 2.28))
En-suite
Bedroom 2
Bedroom 3
11'0" x 9'1" (3.35 x 2.77)
Bedroom 4
8'3" x 6'9" (2.51 x 2.06)
Bathroom
Front Garden
Rear Garden



TOTAL FLOOR AREA: 1463 sq.ft. (135.9 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.
Made with Metapex 12/22

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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 **E**
EPC Rating **C**

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