



22 New Road, Lake

Offers In Region Of £279,995

DANIEL PARR

exp[®] UK

@ daniel.parr@exp.uk.com

🌐 danielparr.exp.uk.com

📞 07414 630 782

22 New Road, Lake

Nestled on New Road in the charming town of Sandown, this delightful three-bedroom house offers a perfect blend of character and modern living. The property boasts a rich history while providing ample space for a family or those seeking a comfortable home.

Spanning an impressive 1,033 square feet, the house features well-proportioned rooms that are filled with natural light, creating a warm and inviting atmosphere. The layout is thoughtfully designed, ensuring that each area flows seamlessly into the next, making it ideal for both entertaining guests and enjoying quiet family time.

The three bedrooms provide generous accommodation, perfect for a growing family or for those who require extra space for guests or a home office. The property is situated in a desirable location, offering easy access to local amenities, schools, and the beautiful beaches that Sandown is renowned for.

This house presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. With its charming features and prime location, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.





Lounge

4.11m x 3.66m (13'6" x 12'0")

The lounge is a welcoming space that benefits from a large bay window at the front, allowing plenty of natural light to fill the room. It features a central fireplace, perfect for cosy evenings, and offers ample room for comfortable seating, making it an ideal spot to relax or entertain guests.

Dining Room

3.66m x 3.61m (12'0" x 11'10")

This generous dining room offers a spacious area for meals and socialising. Its open connection to the kitchen creates a practical flow for hosting and day-to-day living. The room is brightened by natural light and has space to accommodate a large dining table and chairs.

Kitchen

3.3m x 2.44m (10'10" x 8'0")

The kitchen is a well-equipped galley style space with a range of wood-effect cabinets providing good storage both under the counters and above. It includes space for appliances, with a built-in oven and gas hob, and a large window to the side ensures the room feels light and airy.





Bathroom

The bathroom is practical and neatly arranged, featuring a bath with an overhead shower, a wash basin with vanity storage, and a toilet. A large window lets in daylight.

Bedroom 1

4.11m x 3.66m (13'6" x 12'0")

Bedroom 1 is a comfortable double room with a large bay window overlooking the front of the property, flooding the room with natural light. It benefits from fitted wardrobes.

Shower Room

A bright shower room featuring a frosted window, complete with a WC and wash basin set against tiled splashbacks.



Bedroom 2

3.1m x 2.82m (10'2" x 9'3")

Bedroom 2 is a cosy room with two windows letting in natural light. Its size is suitable for use as a double bedroom or a study, with enough space to accommodate bedroom furniture or a desk comfortably.

Bedroom 3

4.37m x 4.6m (14'4" x 7'97")

Bedroom 3 is a bright and airy room with windows on two sides that allow plenty of daylight to enter. It provides a quiet and restful space suitable for a double bedroom or study, with flexible layout options to suit individual needs.



Garage

The garage sits at the end of the rear garden and offers secure storage space with room for vehicles or larger items. It connects to a covered workshop or store area that currently holds motorcycles and equipment, providing an ideal space for hobbies or additional storage needs.

Garden

The rear garden is a delightful outdoor space featuring a covered seating area with bench seating, perfect for relaxing or casual dining. Beyond this, the garden is well-maintained with a lawn bordered by flower beds and shrubs. There is also a pergola over a paved patio area with space for outdoor dining furniture, creating a lovely spot for entertaining or enjoying the sunshine.





Energy rating	Current	I
A		
B		
C	71 C	
D		
E		
F		
G		

