

SPENCE WILLARD



48 Silver Trees, Shanklin, Isle of Wight, PO37 7ND

Enjoying glorious, far-reaching views of the surrounding countryside and situated in a sought-after location, this bungalow offers well-presented and spacious accommodation, garage, and an enclosed mature garden.

VIEWING

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48 Silver Trees has been owner-occupied since its construction in 1984 and benefits from renewed uPVC double-glazed windows. The property is immaculately presented throughout and positioned on a prime residential road backing onto woodland. The bungalow is arranged over two levels and features a unique balustrade balcony on three sides, allowing stunning views for miles in a north westerly direction. The accommodation is particularly spacious, comprising a large sitting room with sliding doors leading onto the balcony, a separate dining room, a well-equipped kitchen with utility cupboard, two generous double bedrooms, and a modern shower room. Outside, there is ample parking and a garage, in addition to the enclosed and established gardens at the rear.

Situated on the outskirts of Shanklin and a short walk to The Old Village with its array of restaurants, cafes and picturesque thatched cottages with easy access through the popular Shanklin Chine to the beach. The islands popular cycle track and both downland and coastal walks are accessible from nearby the house. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours.

Accommodation

Entrance

Steps lead up to a walkway that wraps around the property towards the garden and to kitchen door and also to the composite front door.

Hallway

Featuring a cloakroom with W.C. and a hatch giving access to the loft.

Dining Room/Bedroom 3

A good-sized room with a window overlooking the rear garden.

Sitting Room

A fantastic reception room enjoying glorious, far-reaching views of the downland at the centre of the island and woodland in the mid-ground. This well-proportioned room has sliding uPVC doors opening onto the balcony.

Kitchen

A fully equipped kitchen boasting a range of under-counter and wall-mounted storage units, including an integrated Electrolux oven and grill, plus a ceramic hob. There are wipe-clean splashbacks and a composite washbasin with stainless steel mixer tap. Additional appliances include an integrated fridge freezer, extractor hood, and a newly installed Glow-worm combination boiler. The kitchen also features an InSinkErator waste disposal unit.

Utility Cupboard

Housing a stacked washing machine and tumble dryer, with a door opening onto the balcony/walkway.

Bedroom 1

An excellent principal bedroom, offering plenty of space for built-in wardrobes and a pleasant garden outlook with a southerly aspect.

Bedroom 2

A good-sized double bedroom overlooking the garden.

Shower Room

Incorporating a recently fitted walk-in shower, the room features tiled walls and flooring, a pedestal wash basin, heated towel rail, and W.C.

Outside

Occupying a large plot and elevated to achieve glorious views, the bungalow is set back from the road with a driveway providing parking for two to three cars in front of an attached garage, which features an up-and-over door and roof space storage. A unique balustrade walkway wraps around the property, offering side access to south-facing, immaculately maintained gardens. Largely laid to lawn, the gardens include established beds planted with a variety of herbaceous shrubs and other plants, along with fruit trees and rare trees including an impressive Canadian Acer. A large patio provides an ideal area for outdoor dining and entertaining. At the foot of the garden, gated access leads to woodland, which offers fantastic walks and links to other areas in Shanklin.

Services

Mains electricity, water, and drainage are connected. Heating is provided by a gas-fired combination boiler located on the kitchen wall, with remote thermostat control, delivering heat via radiators.

Council Tax

Band D

EPC Rating

D

Tenure

The property is offered freehold

Postcode

PO37 7ND

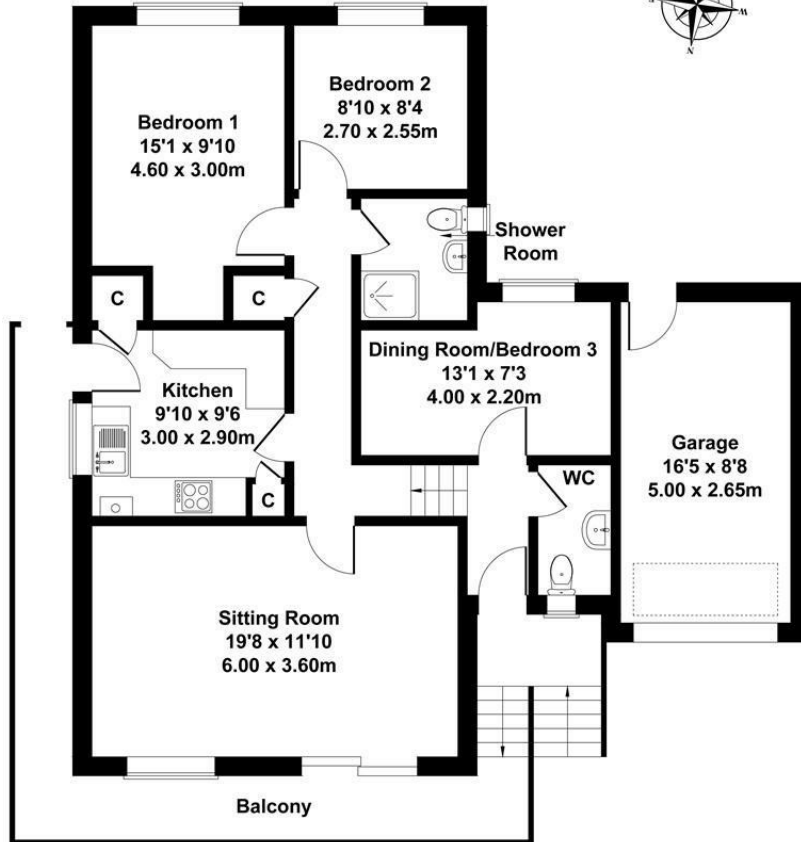
Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.



48 Silver Trees

Approximate Gross Internal Area
969 sq ft - 90 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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