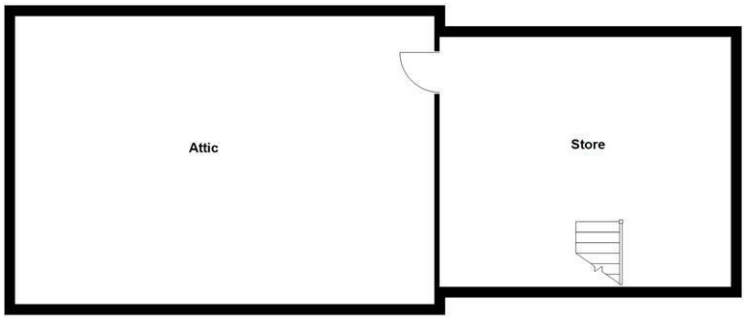
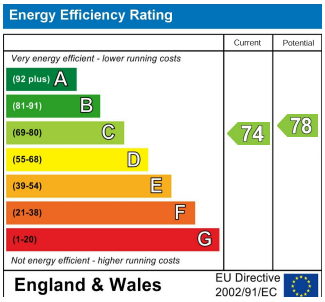
Ground Floor

First Floor



Floorplans are not to scale and for guidance only



Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

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• DETACHED BUNGALOW • THREE BEDROOMS • EN-SUITE SHOWER • SUPER KITCHEN BREAKFAST ROOM • PARKING FOR THREE CARS • EASY TO MAINTAIN GARDENS • SUPERB QUIET LOCATION • LOVELY COUNTRYSIDE VIEWS

A quite superb detached Bungalow offering well appointed and spacious accommodation and being well located on the outskirts of the quiet and popular development. Features and benefits include gas fired central heating, uPVC double glazed doors and windows, re-fitted Kitchen & Bathroom suites, an en-suite facility to the master Bedroom and extensive storage. From the rear elevations and Garden, there are some superb views of the surrounding countryside. Outside there is parking for up to 3 cars and easy to maintain Gardens.
Wroxall, is an inland peaceful village area with a local Shop and being about 3 miles and 4.5 miles from Ventnor and Shanklin Towns respectively. Nearby there are many miles of delightful countryside walks and bicycle rides. To fully appreciate this well presented property, we would recommend an internal viewing. It comprises:

RECESSED ENTRANCE
Leading to

HALLWAY
With storage and linen cupboards

SITTING ROOM 16'10 x 12'7 exclusive of recess (5.13m x 3.84m exclusive of recess)
With sliding patio door to rear Garden

KITCHEN/DINER 17'11 x 11'4 (5.46m x 3.45m)
Comprehensively fitted with integrated units comprising of; Tumble dryer, Dishwasher, Washing machine, Refrigerator, Freezer, Built in Gas Hob with extractor over and built in eye level double oven. Double glazed sliding patio door to deck area and garden.

MASTER BEDROOM 12'4 x 11'2 exclusive of fitted wardrobes (3.76m x 3.40m exclusive of fitted wardrobes)
Door to

EN-SUITE SHOWER ROOM
With recessed good sized shower, vanitary wash basin and low level WC.

BEDROOM TWO 13'4 x into bay x 10'2 exclusive of fitted wardrob (4.06m x into bay x 3.10m exclusive of fitted wardr)

BEDROOM THREE/OFFICE 8'10 x 8'10 exclusive of door recess and cupboard (2.69m x 2.69m exclusive of door recess and cupboar)

BATHROOM/WC
White suite comprising of panel bath with shower over and screen. Pedestal wash basin and low level WC. Fully tiled walls, wall mounted storage cupboard.

OUTSIDE
Paved terraced area to the front of the property with side path leading to easy to maintain rear garden which is mainly laid to patio with slightly raised deck area, a variety of shrubs. Backing onto a tranquil stream with further deck area. From the rear elevations and the rear garden, the property enjoys some superb views of the surrounding countryside and Appuldurcombe. Shared block paved driveway providing parking for 3 cars. Remote control roller door leading to

STORE 15'8 x 5'9 extending to 9'2 (4.78m x 1.75m extending to 2.79m)
With Vaillant gas fired boiler. Door and stairs leading to

FIRST FLOOR STORE ROOM 15'8 max x 18'3 (4.78m max x 5.56m)
With door to

LOFT AREA 26'0 x 16'4 plus eaves area (7.92m x 4.98m plus eaves area)
With main water cylinder

SERVICES
All mains are available

TENURE
Freehold

COUNCIL TAX
Band D

ARTHUR WHEELER
ESTATE AGENTS