



- SUPERB Detached Family Home
- Driveway & Double Garage with Utility Area
- Quality Fitted Kitchen
- 4 Double Bedrooms (1 En Suite)
- Peaceful Semi-Rural Setting
- Downstairs Cloakroom
- Large Lounge/Dining Room & Snug
- Secluded Garden with access to Bridlepath
- Short Drive to Local Supermarkets & Nearby Town Centre

Sheerlands Youngwoods Way, Alverstone Garden Village, PO36 0HE

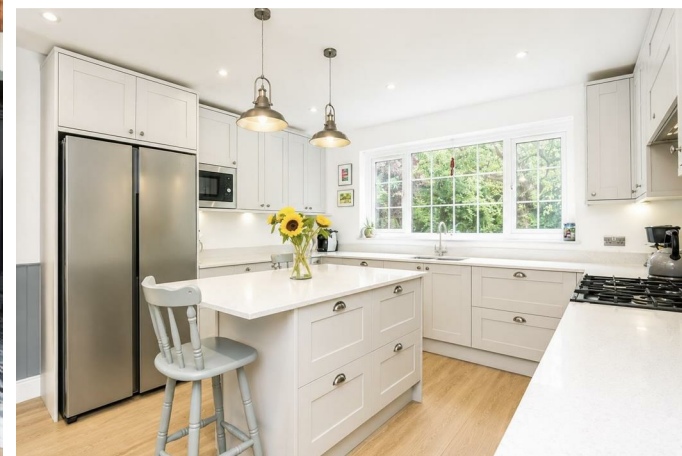
**£525,000**

Sheerlands is located in the popular semi-rural hamlet of Alverstone Garden Village, within easy reach of both Shanklin and Sandown, providing access to a variety of local shops, mainland transport links and miles of sandy beaches and coastal paths to explore. The property is ideally placed for those looking to enjoy the local countryside, with access to the Red Squirrel Trail on the doorstep.

The generously proportioned accommodation comprises a large entrance hallway leading to the spacious lounge/dining room, a modern kitchen, and cloakroom on the ground floor, with a lower ground floor snug with direct access to the garden, 4 double bedrooms (1 en suite), and the family bathroom on the first floor, with a spiral staircase leading to the loft room.

Additionally, the property benefits from ample off road parking provided by the driveway, a integral double garage with an electric door and utility area that can be accessed directly from the entrance hallway, a landscaped front garden with mature trees, and a secluded rear garden benefitting from a good degree of privacy and seclusion.

The very popular semi-rural setting, family-friendly accommodation and ample off road parking makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most sought after countryside locations. A viewing is recommended to fully appreciate everything this truly superb detached property has to offer!



## Entrance Hallway

## Lounge/Dining Room

23'9 max x 22'11 max (7.24m max x 6.99m max)

## Kitchen

14'11 x 12'6 (4.55m x 3.81m)

## Cloakroom

8'10 x 5'10 (2.69m x 1.78m)

## Double Garage with Utility Area

18'5 x 16' (5.61m x 4.88m)

## Lower Ground Floor

## Snug

23'4 x 10'9 (7.11m x 3.28m)

## Storage Area

12'5 x 11'4 (3.78m x 3.45m)

## First Floor Landing

## Bedroom 1

14'5 x 12'6 (4.39m x 3.81m)

## Walk-in Wardrobe

## En Suite

## Bedroom 2

11'5 x 10'5 (3.48m x 3.18m)

## Bedroom 3

16' max x 11'1 max (4.88m max x 3.38m max)

## Bedroom 4

11'11 x 10'4 (3.63m x 3.15m)

## Family Bathroom

7'6 x 6'5 (2.29m x 1.96m)

## Loft Room

11'8 x 9'4 (3.56m x 2.84m)



**Outside**

To the front of the property the garden features a variety of mature trees. The driveway provides ample off road parking and access to the double garage with an electric up and over door. Side access leads to the enclosed rear garden, which is laid mainly to lawn with a patio area and enjoys a good degree of privacy and seclusion.

**Services**

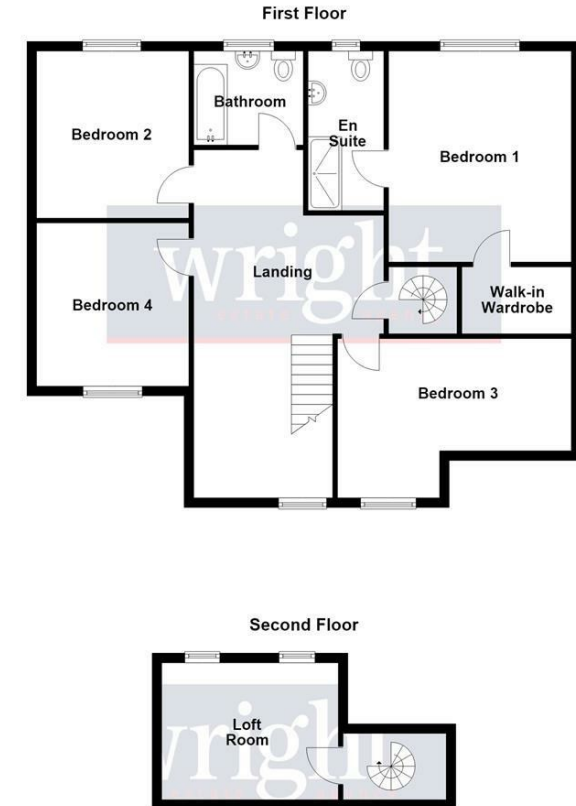
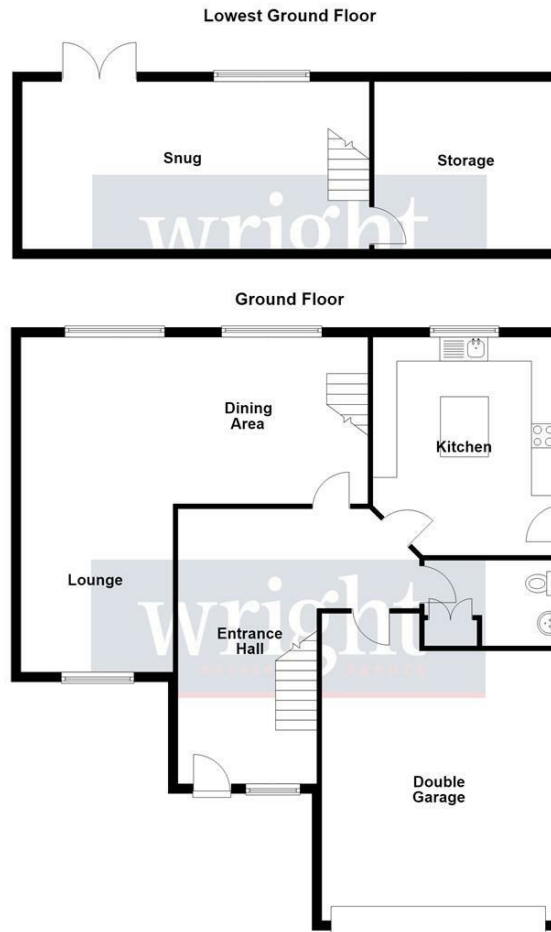
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Band G - Please contact The Isle of Wight Council on 01983 823901.

**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 fittings, 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		66	72
(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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 PROTECTED  


Viewing:      Date .....      Time .....