



- Modern Detached Home
- Driveway Parking for Two/Three Cars
- Short Walk to Beach
- Three Bedrooms (All with En Suite Facilities)
- Low Maintenance Rear Garden
- Large Porch & Study/Home Office
- Large Lounge/Dining Room & Separate Kitchen
- Fantastic Countryside Views
- Viewings Welcome

White Lodge Yaverland Road, Sandown, PO36 8QN

£375,000

Located in the charming hamlet of Yaverland, this modern detached home offers a delightful blend of comfort and convenience, making it an ideal choice for families or those seeking a tranquil retreat. Just a stone's throw from the beach, this property boasts three spacious double bedrooms, each equipped with en suite facilities, ensuring privacy and comfort for all residents.

The heart of the home features an inviting lounge and dining area with direct access to the garden, perfect for entertaining guests or enjoying quiet evenings with family. Additionally, a dedicated study/home office provides an excellent space for remote work or study, catering to the needs of today's lifestyle.

With driveway parking available for two/three vehicles, convenience is at your doorstep. The property is further enhanced by stunning countryside views, allowing you to enjoy the beauty of nature from the comfort of your own home.

This exceptional property not only offers modern living but also the opportunity to embrace a coastal lifestyle, making it a must-see for anyone looking to settle in this picturesque location.



Accommodation

Porch

8' x 6'1 (2.44m x 1.85m)

Entrance Hall

Kitchen

13'8 x 9'10 (4.17m x 3.00m)

Dining Area

13'11 x 9'9 (4.24m x 2.97m)

Lounge

13'11 x 11'4 (4.24m x 3.45m)

Study

7'11 x 6'10 (2.41m x 2.08m)

Bedroom 2

15'11 x 9'3 (4.85m x 2.82m)

Shower Room

8'8 x 5'6 (2.64m x 1.68m)

First Floor Landing

Bedroom 1

16'2 x 13'11 (4.93m x 4.24m)

En Suite 1

19'8"36'1" x 19'8"26'2" (6'11 x 6'8)

Bedroom 3

18'2 max x 9'4 (5.54m max x 2.84m)

En Suite 2

6'11 x 6'8 (2.11m x 2.03m)



Outside

To the front of the property the brick paved driveway provides off road parking for two/three cars. Gated side access leads to the paved rear garden, which is ideally positioned to enjoy the afternoon sun and fantastic countryside views.

Services

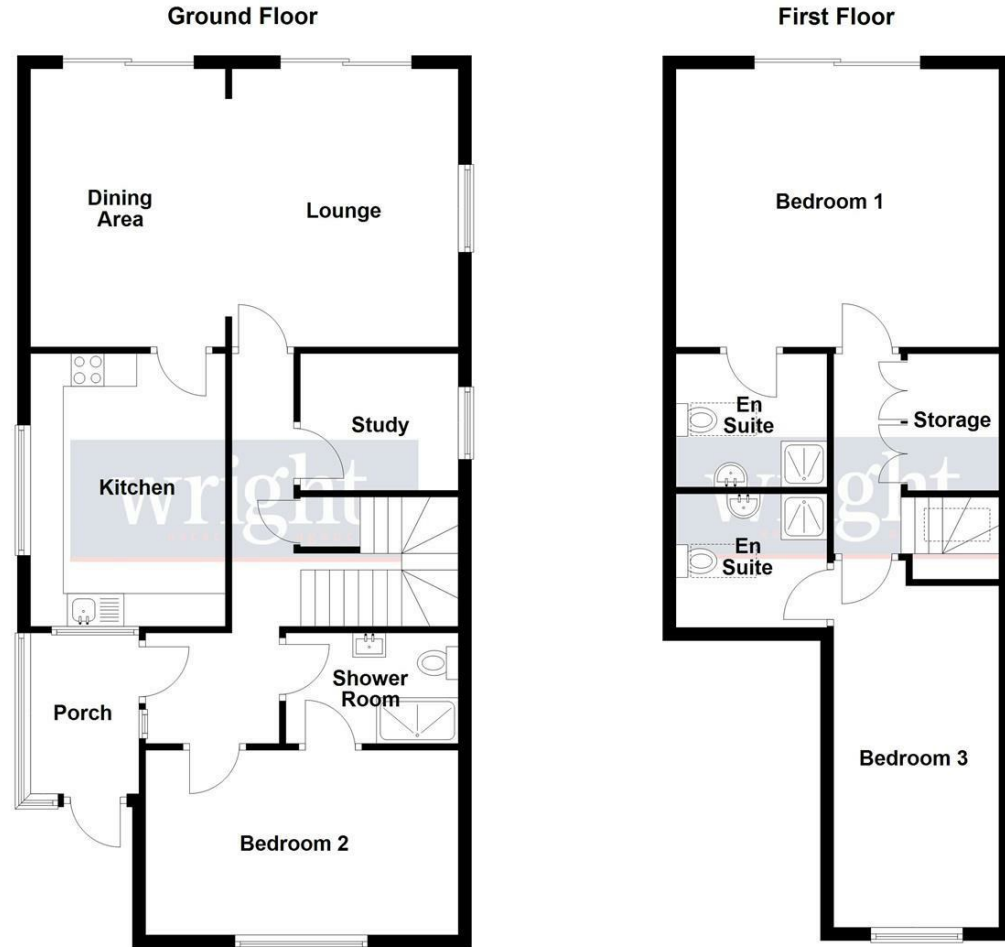
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band E - 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.



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(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	

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Viewing:
Date
Time