shanklin@wright-iw.co.uk

wright estate agency

- Semi-Detached House
- Lounge/Diner/Family Room & Separate Lounge
- UPVC Double Glazing & Gas Central Heating
- 4 Bedrooms (1 En Suite)
- Short Walk to Local School, Shops & Bus Stops
- Close to Shanklin Town Centre & the Seafront
- Good Sized Rear Garden with Workshop
- Ideal Home for a Large Family
- Viewings Welcome

23 Oaklyn Gardens, Shanklin, PO37 7DF

£299,950

Located in the seaside town of Shanklin, this semi-detached house presents an ideal family home, perfectly suited for those seeking comfort and space. With four bedrooms, this property offers ample room for family living, ensuring everyone has their own personal retreat.

The house boasts a large kitchen/diner/family room and a separate lounge, providing versatile spaces for relaxation, entertainment, or even a home office. Whether you prefer a cosy evening in the lounge or hosting gatherings in a more formal setting, these rooms cater to all your needs.

Additionally, the property features the family bathroom and an en suite, which is a significant advantage for busy families, allowing for convenience and privacy during the morning rush.

Shanklin itself is a delightful location, known for its beautiful beaches and vibrant community. This home not only offers a comfortable living space but also places you within reach of local amenities, schools, and recreational activities, making it an excellent choice for families.

In summary, this semi-detached home in Shanklin is a wonderful opportunity for those looking to settle in a welcoming environment, with plenty of space for family life and the added benefit of a picturesque coastal town. Don’t miss the chance to make this lovely property your new home!

Accommodation

Entrance Hall

Lounge
13'8 into bay x 13' (4.17m into bay x 3.96m)

Kitchen
10'11 x 7'8 (3.33m x 2.34m)

Dining Area
11'5 x 11' (3.48m x 3.35m)

Family Room
10' x 8'4 (3.05m x 2.54m)

Utility Area
9'11 x 4'9 (3.02m x 1.45m)

Bedroom 4
18'4 max x 9'11 max (5.59m max x 3.02m max)

En Suite

First Floor Landing

Bedroom 1
14'5 into bay x 11'8 (4.39m into bay x 3.56m)

Bedroom 2
11' x 10'10 (3.35m x 3.30m)

Bedroom 3
8'11 x 7'11 (2.72m x 2.41m)

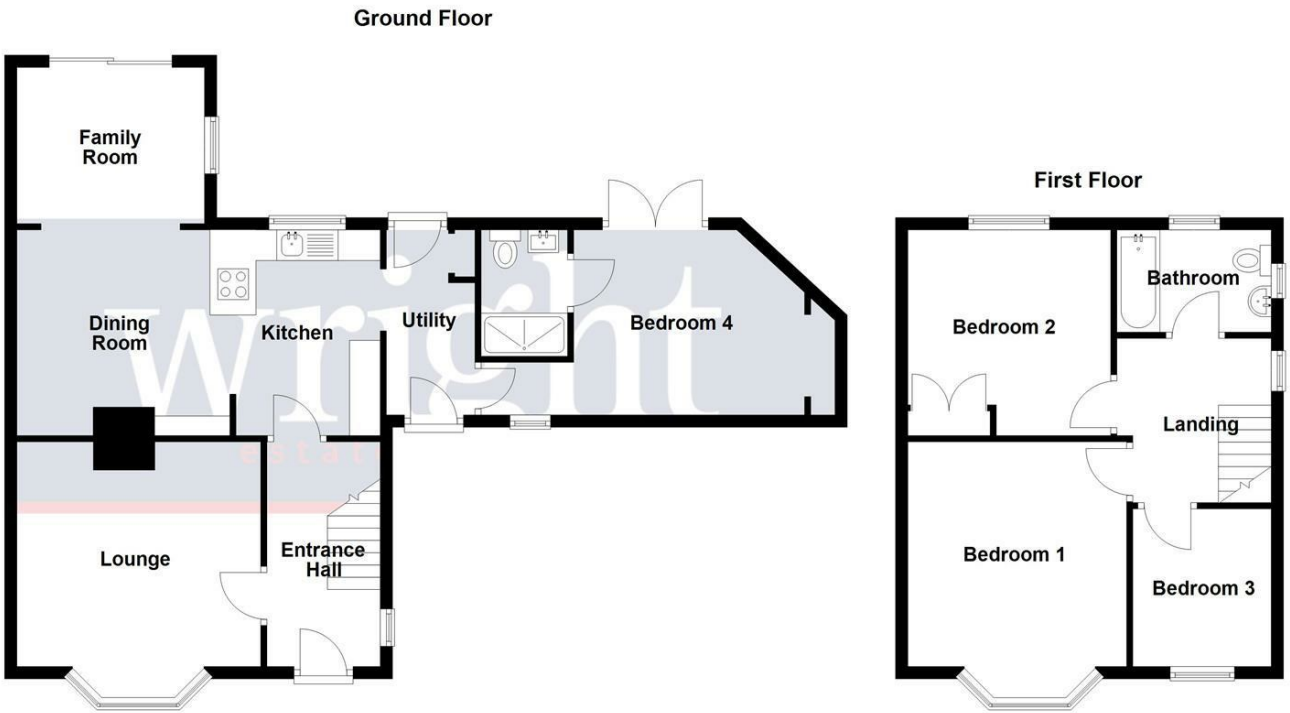
Family Bathroom
8'8 x 5'6 (2.64m x 1.68m)

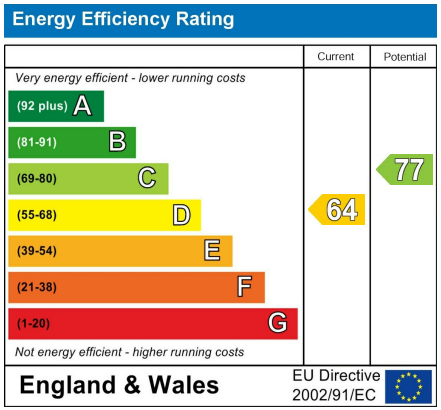
Outside
To the front of the property the garden is laid mainly to lawn. The good sized rear garden is laid to artificial lawn for ease of maintenance with a workshop.

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

Council Tax
Band C - 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 fitments, 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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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The Property Ombudsman

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