



Lark Rise | | Shanklin | PO37 7HB

Asking Price £450,000



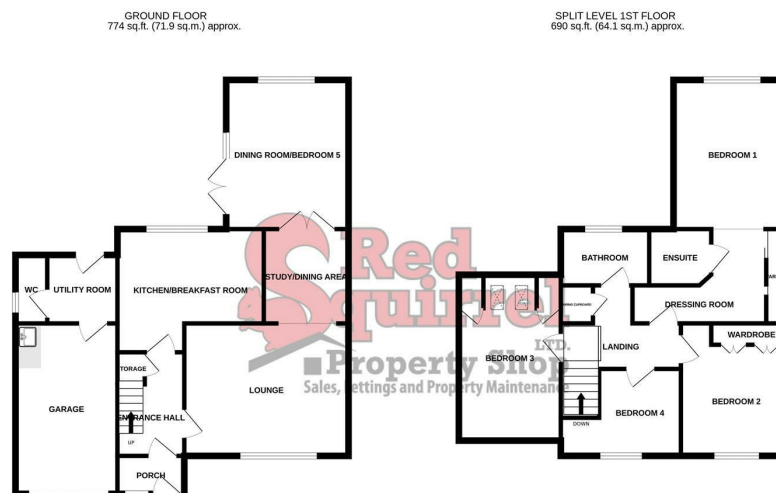
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This detached home is located in a sought after area of Shanklin, in a quiet cul-de-sac location, however within easy reach of local amenities and bus routes. Boasting elevated views and a swimming pool the property comprises entrance porch, living room, study/dining area, generously-sized kitchen/breakfast room, downstairs bedroom/dining room, integral garage and downstairs WC. Upstairs you have three good-sized bedrooms, fourth bedroom and a family bathroom. Outside you benefit from driveway, spacious front & rear gardens, pool house and summer house. The home also benefits from gas central heating & double glazing.

- DETACHED HOME
- CUL-DE-SAC LOCATION
- DRIVEWAY & GARAGE
- 4/5 BEDROOMS
- SWIMMING POOL
- GREAT VIEWS

Entrance Porch
Entrance Hall
Lounge
15'8" x 12'3" (4.78 x 3.73)
Study/Dining Area
9'5" x 7'10" (2.87 x 2.39)
Dining Room/Bedroom 5
15'9" x 9'9" (4.80 x 2.97)
Kitchen/Breakfast Room
13'10" x 12'1" (4.22 x 3.68)
Utility Room
5'9" x 5'6" (1.75 x 1.68)
Cloakroom
Integral Garage
First Floor Landing

Master Bedroom
15'9" x 9'9" (4.80 x 2.97)
Dressing Area
9'6" x 7'6" (2.90 x 2.29)
(2.89 x 2.28))
En-suite
Bedroom 2
Bedroom 3
11'0" x 9'1" (3.35 x 2.77)
Bedroom 4
8'3" x 6'9" (2.51 x 2.06)
Bathroom
Front Garden
Rear Garden



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

Council Tax Band E
EPC Rating C

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