

## Sandown, Isle of Wight



- **3 Bedroom Extended Semi-Detached Home**
- **Walking Distance of the Coastal Path**
- **Driveway, Side Access and Rear Garden**
- **Superbly Presented**
- **Chain Free**



## About the property

Chain-Free Refurbished Family Home in a Quiet Lake Location

Situated along a quiet residential road in the popular village of Lake, this beautifully refurbished three-bedroom semi-detached home offers generous and versatile accommodation, ideal for family life and conveniently positioned for local amenities, coastal walks and surrounding countryside.

The property benefits from driveway parking to the front, side access and a well-proportioned rear garden enjoying a sunny aspect. Designed with ease of maintenance in mind, the garden provides an excellent space for relaxing, entertaining and family enjoyment.

Internally, the home has undergone significant refurbishment in recent years and is presented in attractive order throughout. A particularly spacious entrance hallway creates an impressive first impression and leads to two reception rooms. The cosy front reception room lends itself perfectly as a lounge or snug, while the second reception room serves as a dining room and flows seamlessly into the kitchen, creating an excellent social and family space.

To the rear, an additional extended reception area offers excellent flexibility and could be utilised as a garden room, playroom, home office or study depending on individual requirements. The extended kitchen has been modernised and provides an abundance of cupboard storage and worktop space, making it both practical and stylish for everyday living. The first floor comprises three well-sized bedrooms, all offering comfortable accommodation, together with a modern family shower room finished to a contemporary standard.

Conveniently located close to Lake's village amenities, schools and transport links, the property is also within easy reach of the coastal path and a variety of scenic countryside walks, offering the best of both coastal and semi-rural living.

Offered to the market chain-free, this is a fantastic opportunity to acquire a spacious and versatile family home in a sought-after location. Early viewing is highly recommended.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Porch

Hallway

Lounge 13'6 x 9'4

Dining 12'2 x 11'2

Conservatory 8'10 x 11'11

Kitchen 16'2 x 8'3

### FIRST FLOOR

Landing

Shower

Bedroom 1 12'1 x 11'3

Bedroom 2 9'2 x 10'8

Bedroom 8'3 x 7'6

### OUTSIDE

Front Garden

Driveway

Side Access

Rear Garden

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		