

## St. Lawrence, Ventnor, Isle of Wight



- **Stunning Location Within Highly Sought after Area**
- **Driveway and Garage**
- **Well Sized, Private Gardens**
- **Bifold Doors with Terraced Area**
- **Surprisingly Spacious**



## About the property

Nestled in the sought-after setting of Inglewood Park in St Lawrence, this beautifully presented two-bedroom detached bungalow enjoys a wonderfully private position with delightful views across Pelham Woods. Set within generous front and rear gardens, the property offers a peaceful lifestyle, while remaining within easy reach of the Island's stunning south coast.

The property benefits from driveway parking and a garage, while the surrounding gardens provide excellent outdoor space with a lovely aspect and plenty of privacy. A recently added terrace to the front creates the perfect spot for relaxing or entertaining while enjoying the woodland outlook.

Internally, the home is spacious, bright and airy throughout. A large welcoming hallway leads to two generous double bedrooms, with the principal bedroom being particularly impressive in size. The property also offers excellent storage options throughout.

The living accommodation is thoughtfully arranged to create a semi open-plan feel. A kitchen diner opens directly onto the rear garden and also flows into a spacious lounge featuring a charming log burner and bi-fold doors leading onto the terrace. In addition, there is a conservatory presented in immaculate condition, providing a further bright and versatile reception space.

The bathroom is modern and well-appointed, fitted with both a bath and a separate shower.

The energy efficiency of the property is superb, well equipped with both a Air Source Heat Pump and Solar Panels sold with full ownership. This ensures that the property is super cost effective in the winter months and particularly cosy with the log burner firing!

The property has been maintained to an excellent standard throughout, offering a turnkey opportunity in a highly desirable coastal location. From the doorstep there are wonderful walking opportunities including through Pelham Woods, along the coastal paths, and down to Steephill Cove, with the renowned Ventnor Botanic Garden and the seaside town of Ventnor also within easy reach.

A superb home offering space, privacy and access to some of the Island's most beautiful natural surroundings.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 20' x 12'1

Kitchen Diner 20' x 11'

Conservatory 11'8 x 9'1

Bedroom 2 10'7 x 10'9

Bedroom 1 16' x 11'8

Bathroom

### OUTSIDE

Front Garden

Sun Terrace

Driveway

Garage

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>			89
(69-80) <b>C</b>		76	
(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>			