

## Shanklin, Isle of Wight



- 4/5 Bedroom detached home
- Stunning rear garden and rear aspect
- Beautifully presented throughout
- Three bathrooms
- Large Driveway and double garage



## About the property

Beautiful presentation throughout, a wonderful rear garden and set in a super convenient position within the coastal town of Shanklin. This substantial detached home is unique, superbly sized and everything you could ever ask for in a family home, whilst being able to move straight in!

A short stroll from Shanklin High Street, the town offers plenty of shops, cafes and restaurants whilst the "Old Village" is close by too, with charming walks through the Chine and down to the Seafront. The Sandy beaches of Shanklin bay offer the perfect spot to enjoy the spring and summer island weather.

The location here is very sought after. The property is fortunate enough to combine accessibility with large grounds, the parking is formed with a driveway suitable for a fleet of vehicles whilst any prized car, motorbike etc can be locked away in the integral, double garage. The garden to the rear is surprising in its size with a lovely outlook onto surrounding greenery. Whether it's a family friendly space for kids or somewhere to cultivate plants, veggies and fruit, the rear garden is expansive.

Internally, the property has been remodelled, refurbished and suited out to a very high standard. From the entrance hall through to the living spaces, the property offer quality accommodation. The highlight of which is a very large open plan living area overlooking the rear garden. Further to this, the ground floor offers two further rooms which could be utilised as a study, bedrooms or snug. The first floor is equally as impressive with 4 bedrooms with an en-suite and separate shower room.

Council Tax Band F

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Diner/Lounge 32'0 x 15'9

Utility Room 4'8 x 3'9

Shower Room

Snug 14'3 x 8'7

Office/Playroom 14'9 x 10'0

### FIRST FLOOR

Landing

Bedroom 1 15'9 x 12'9

Bedroom 2 14'9 x 9'9

En-suite

Bathroom

Bedroom 3 15'9 x 9'11

Bedroom 4 14'9 x 8'7

### OUTSIDE

Driveway Parking

Garages x 2

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

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiew.co.uk](mailto:sales@triggiew.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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