

## Lake, Isle of Wight



- **3 Bedroom detached family home**
- **Large rear garden with potential studio/office**
- **Driveway parking**
- **Spacious kitchen/diner**
- **Perfect position for amenities and the beach**



## About the property

A substantial family home with a wonderful rear garden, offering a layout that is ideal for the modern family, whilst providing spacious rooms and the benefit of parking for several cars! This handsome house is in excellent condition and ready to move into!

The position this property occupies is one that offers peace and quiet and yet with easy access into the local amenities that are close by. Aldi and Morrisons Supermarkets plus localised shops are all within walking distance, whilst there is also coastal and countryside access too. The stretch of coastal path linking Sandown and Shanklin, is great for a day at the beach.

Driveway parking to the front, the property comes with side access, which links through to the very large garden and perfectly suited to a family, with space for kids to run their energy off. There is the addition of a brick built summer house at the rear which could be utilised as a work from home office or leisure space. Internally, the property follows a conventional layout of a period property, however, the home has been adapted to create an open plan kitchen/diner area which opens onto a large conservatory overlooking the rear garden. There's also a spacious 18' family sized lounge with a multi fuel burner. The first floor offers three well sized bedrooms complimented by a modern bathroom with separate walk in shower.

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

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Downstairs Cloakroom W/C  
Lounge 18'8 x 11'2  
Kitchen/Diner 20'4 x 11'5  
Conservatory 22'4 x 8'6

### FIRST FLOOR

Landing  
Bedroom 1 14'2 x 11'  
Bedroom 2 15' x 11'1  
Bedroom 3 8'11 x 8'11  
Bathroom with separate shower

### OUTSIDE

Driveway  
Large Rear Garden  
Studio

## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		