

Wroxall, Isle of Wight



- **4 Bedrooms With Annexe Potential**
- **Driveway & Large Rear Garden**
- **Stunning Countryside Views**
- **Excellent Village**



About the property

A spacious semi-detached family home with flexible accommodation, a generous garden and attractive rural views to the rear, situated in a sought-after road within the village of Wroxall.

This well-proportioned semi-detached house offers versatile accommodation arranged over three levels and provides an excellent opportunity for a buyer looking to put their own stamp on a property. Although the house would benefit from some updating, it enjoys a pleasant rural position within the village, with open agricultural fields directly to the rear.

The main living accommodation includes a spacious lounge, separate dining room and a modern fitted kitchen, providing well-balanced living and entertaining space.

On the first floor are three bedrooms, comprising a good-sized master bedroom, a further well-proportioned second bedroom and a single third bedroom, together with a family bathroom.

The lower ground floor adds a particularly useful and versatile element to the property. Here you will find bedroom four, a good-sized double, a shower room, an additional lounge and a substantial conservatory measuring just over 23ft in length. This level could lend itself to a variety of uses, including an annexe-style arrangement, guest accommodation, a teenage suite or additional family living space, subject to any necessary permissions.

Outside, the property benefits from a well-sized rear garden, enjoying a lovely outlook across the adjoining agricultural fields and providing a peaceful countryside backdrop. To the front is driveway parking.

Offering generous accommodation, flexible lower-ground-floor space and an appealing countryside outlook, this is a property with considerable potential in a desirable village location.

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

Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge 15'11 x 12'4
- Dining Area 9' x 7'10
- Kitchen 9'7 x 8'4
- Utility
- Shower Room
- Lower Ground
- Sitting Room 13'9 x 10'6
- Bedroom 4 12' x 10'3
- Conservatory 23'8 x 6'

FIRST FLOOR

- Landing
- Bedroom 1 11'3 x 10'5
- Bathroom
- Bedroom 2 9'11 x 9'9
- Bedroom 3 7'1 x 6'

OUTSIDE

- Driveway
- 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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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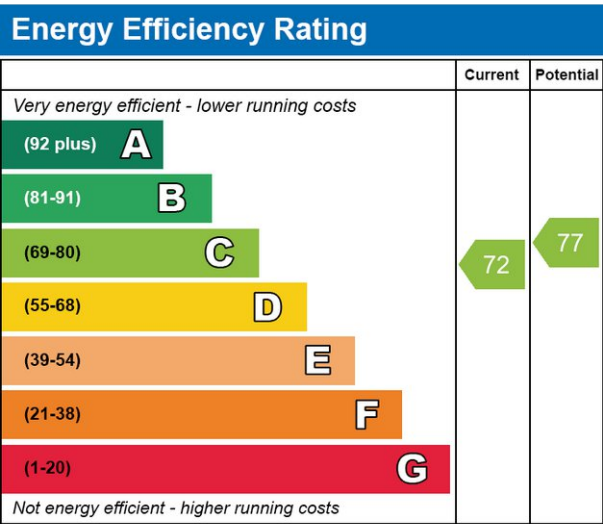
Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

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