

**Offers Over
£470,000 Freehold**

Westhill Road, Shanklin, Isle of Wight, PO37 6QB



- 4 bedrooms
- 3 reception rooms
- Two bathrooms, cloakroom
- Ample off road parking
- Tranquil setting, Chain free



About the property

This wonderful detached home is tucked away but within striking distance of the Shanklin Old Village. This quiet and highly sought after area has all the charm you could hope for, leafy surroundings, a peaceful setting and a very quintessentially English cricket club on your doorstep! This really does offer the village life you have been searching for. An abundance of parking for any prized vehicles as well as plenty of space for a boat or motorhome. Stepping through the front door, you will be welcomed by a beautiful home which has been refurbished to a fantastically high standard. This home is ready for you to move in and start living! There are three reception rooms plus a kitchen complete with utility room to ensure that all aspects for living space requirements have been met very well. Upstairs the four double bedrooms plus family bathroom and en-suite means the growing family will be comfortably catered for.

Accommodation

GROUND FLOOR

Entrance hall

Lounge 23' x 12'10

Dining room 10'9 x 9'5

Cloakroom

Utility room

Kitchen 13'1 x 10'1

Conservatory 14'1 x 7'

Converted garage 13'1 x 11'

FIRST FLOOR

Bedroom 1 13' x 9'6

En-suite bathroom

Bedroom 2 12'10 x 11'1

Bedroom 3 11' x 11'

Bedroom 4 11' x 9'1

Bathroom

OUTSIDE

Front & rear gardens

Driveway

Garage

Additional garage to the rear

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

01983 525710

triggiow.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 