

Shanklin, Isle of Wight



- **3/4 Bedrooms**
- **Driveway Parking**
- **Downstairs Shower Room**
- **Fantastic Outdoor Entertaining Space**
- **Desirable Shanklin Location**



About the property

Located in a popular residential area of Shanklin, this extended three-bedroom semi-detached home offers a fantastic amount of living space, both inside and out. Ideal for families, this property has been thoughtfully extended to the side and rear, providing versatile and flexible accommodation.

To the front, the home benefits from driveway parking, while inside, you are welcomed into a bright and spacious hallway. To the front of the property sits a cosy living room, perfect for relaxing evenings. The heart of the home is undoubtedly the impressive open-plan kitchen/diner, which spans the full width of the house and offers a modern and sociable space for family meals and entertaining. To the rear, an additional large family room provides even more living space, ideal for relaxing with views over the garden. The ground floor also features a utility room, store room, and a convenient shower room, making the layout ideal for modern family life.

Upstairs, the property comprises three well-proportioned bedrooms, two of which are comfortable doubles, and a family bathroom.

Outside, the home continues to impress with a variety of outbuildings and workshops, offering huge potential for hobbies, home working, or extra storage. The outdoor bar, garden kitchen, and BBQ area make this garden a true entertaining haven, perfect for summer gatherings and alfresco dining.

This is a rare opportunity to purchase a spacious and flexible home in a sought-after location — early viewing is highly recommended.

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

Accommodation

GROUND FLOOR

Entrance Hall/Lobby
Living Room 13'1 x 11'4
Kitchen 20'9 x 14'2
Family Room 18'3 x 11'7
Utility Room
Shower Room W/C
Store Room
Workshop Storage Area

FIRST FLOOR

Landing
Bedroom 1 12' x 11'2
Bedroom 2 12' x 11'1
Bedroom 3 7'9 x 8'6
Bathroom

OUTSIDE

Driveway
Front Garden
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

01983 525710

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		