

## Lake, Sandown, Isle of Wight



- **4 Double Bedrooms**
- **Garage and Driveway**
- **Wonderful View Overlooking Local Nature Reserve**
- **Three Reception Rooms**
- **Spacious In Every Aspect**



## About the property

Tucked away in a peaceful cul-de-sac, this delightful four-bedroom detached home is bursting with charm and convenience. Perfectly positioned between Shanklin High Street and Lake High Street, you'll have everything you need at your fingertips, from the nearby Morrisons and Aldi Superstores to the stunning beaches and scenic Cliff Path. Plus, with great local schools nearby, this location is ideal for families or anyone looking to enjoy the best of coastal living.

Step inside and be greeted by a bright and airy hallway that leads to three versatile reception rooms – perfect for family gatherings, cozy evenings, or even a home office. The heart of the home is the impressive kitchen, stretching over 20 feet, offering plenty of space for cooking up a storm or entertaining friends. With large windows and plenty of natural light, the ground floor feels warm and inviting.

Upstairs, you'll find four generously sized double bedrooms and a spacious family bathroom. The star of the show is the main bedroom, which boasts its very own balcony with lovely views over the local nature reserve – the perfect spot for your morning coffee or a peaceful evening unwind.

Outside, the wrap-around garden is low-maintenance and enjoys a sunny, private aspect – ideal for summer BBQs or simply relaxing with a good book. There's also a handy workshop in the rear garden, plus a garage and driveway parking for added convenience. This charming home truly offers a fantastic blend of comfort, space, and location – all ready for you to move in and enjoy!

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

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Lounge 14'10 x 12'  
Dining Room 10' x 10'  
Kitchen 21'9 x 10'  
Sun Room/Garden Room 13' x 10'2  
WC

### FIRST FLOOR

Landing  
Bedroom 16'5 x 10'1  
Bedroom 9'4 x 8'7  
Bedroom 12'6 x 11'  
Bedroom 12'6 x 11'

Sun Deck  
Bathroom

### OUTSIDE

Garage  
Side Access x 2  
Workshop  
Rear Garden  
Driveway

## 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@triggiov.co.uk](mailto:sales@triggiov.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**

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

