

## Brading, Sandown, Isle of Wight



- 4 Bedrooms
- En-Suite to Master
- Driveway and Garage
- Tucked Away Location



## About the property

Stunning 4-Bed Detached House in Brading, Isle of Wight

Welcome to this beautifully designed 4-bedroom detached home, perfectly situated in the charming village of Brading on the Isle of Wight. This spacious and well-appointed property offers a fantastic blend of modern living and convenience, ideal for families or those seeking extra space.

Upon entering, you are greeted by a spacious hallway leading to a bright and airy living room, perfect for relaxing evenings with family and friends. The heart of the home lies in its recently extended large kitchen diner, complete with bi-fold doors that effortlessly connect indoor and outdoor living. Ideal for entertaining, the kitchen features modern appliances and ample space for dining, making it a focal point for gatherings.

A standout feature of this home is the impressive master bedroom, located on the ground floor for added privacy and ease of access. Complete with a stylish dressing room and a contemporary en-suite, it provides a luxurious retreat within the home.

Upstairs, you'll find three further well-proportioned bedrooms, and a family bathroom, each offering flexibility for family, guests, or home office use.

Outside, the property benefits from a garage and off-road parking for two cars, adding to the convenience of this fantastic home. The enclosed garden provides a private outdoor space, ideal for relaxing or alfresco dining.

Located in the sought-after village of Brading, this home offers a peaceful setting while still being close to local amenities, schools, and excellent transport links to the rest of the island.

Don't miss out on this exceptional home—contact us today to arrange a viewing!

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

## Accommodation

### GROUND FLOOR

- Hallway
- Cloakroom WC
- Kitchen 17' x 11'5
- Lounge 18'3 x 10'9
- Bedroom 1 10'7 x 9'6
- Dressing Area
- En-Suite
- Bedroom 2 13'7 x 9'11
- Bedroom 3 13'7 x 10'8
- Bedroom 4 6'8 x 6'3

Bathroom

### OUTSIDE

- Front Garden
- Driveway
- Garage
- Side Access
- 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](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@triggio.co.uk](mailto:sales@triggio.co.uk)

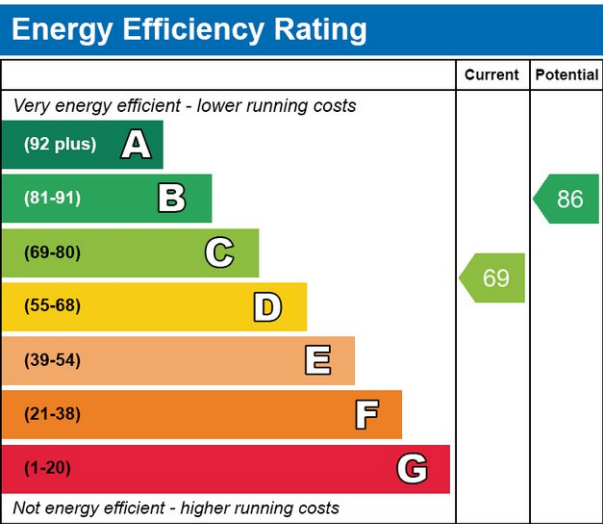
## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**triggio.co.uk**



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to check the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.