shanklin@wright-iw.co.uk

wright
estate agency



- Detached Chalet Style Home
- Driveway Parking
- CHAIN FREE
- 4 Bedrooms
- Enclosed Rear Garden
- Ideal Family Home
- Lounge, Large Conservatory & Modern Kitchen
- Fantastic Countryside Views
- Viewings Welcome

1 Coombe Park, Wroxall, PO38 3PH

£385,000

This impressive detached chalet style home is located in a popular village setting, ideally positioned to enjoy fantastic views across the surrounding countryside. The property is within easy walking distance of bus stops providing a regular service to Ventnor, Shanklin and Newport. The local convenience store/sub-post office, community centre, and village primary school are all just minutes away.

The flexible accommodation comprises a lounge, large conservatory, modern kitchen, downstairs bedroom, cloakroom, and utility area on the ground floor, with 3 bedrooms and a spacious shower room on the first floor. Additionally, the property benefits from a driveway parking for 2 cars, and an enclosed rear garden, which is laid mainly to lawn with a decked area.

The peaceful semi-rural setting, flexible family-friendly accommodation and fantastic countryside views makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular village locations. A viewing is recommended to appreciate everything this truly superb CHAIN FREE detached home has to offer!







Accommodation

Entrance Hall

Lounge
22'5 x 13'7 max (6.83m x 4.14m max)

Conservatory
19'11 x 10' (6.07m x 3.05m)

Kitchen
12'11 x 9'1 (3.94m x 2.77m)

Utility Area

Cloakroom

Bedroom 4
12' x 8'7 (3.66m x 2.62m)

First Floor Landing

Bedroom 1
15'4 x 12'9 (4.67m x 3.89m)

Bedroom 2
12'9 x 11'3 (3.89m x 3.43m)

Bedroom 3
9'3 x 8' (2.82m x 2.44m)

Shower Room
9'3 x 7' (2.82m x 2.13m)

Outside
To the front of the property the driveway provides off road parking for 2 cars. Gated side access leads to the enclosed rear garden, which is laid mainly to lawn with a decked area.



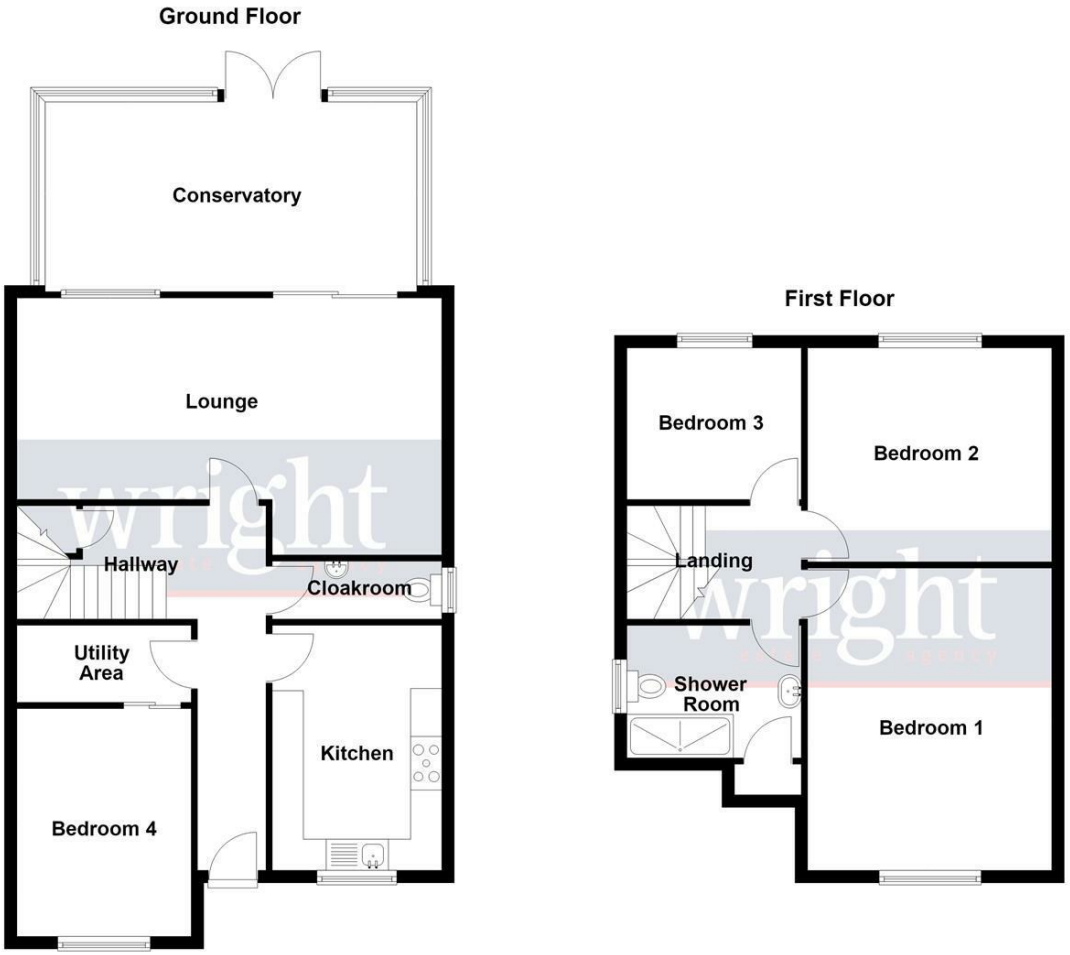


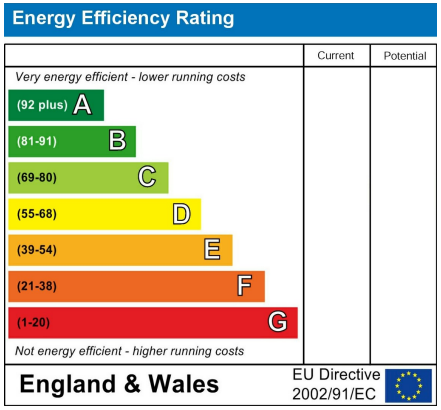


Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
Council Tax Band D - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.





Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF
Phone: 01983 866822
Email: shanklin@wright-iw.co.uk

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The Property Ombudsman

Viewing: Date ..... Time .....