

£460,000 Freehold

Landguard Manor Road, Shanklin, Isle of Wight, PO37 7HZ



- 4 bedroom detached house
- Beautiful rear garden
- Double garage
- Full of character
- Close to town centre, schools & 4 supermarkets



Call **01983-525710** to view this home, or visit www.triggio.w.co.uk for more details.

About the property

Unique, characterful and absolutely charming! This wonderful, detached home is situated in a convenient and sought after location of Shanklin, whereby the town centre is a stroll away and the coast isn't far either. You'll find a large in and out driveway with a separate double garage, so for any keen car enthusiasts it's an absolute delight. The property is full of kerb appeal and is set back from the road.

Stepping through the front door, you'll find a warm and welcoming entrance hall which leads into a characterful dining room and modern kitchen, complimented by a well-equipped utility room, the lounge is a large and ideal entertaining space which provides patio doors onto the magnificent rear garden. The garden here is a thing of beauty, it's a private, large and attractive amount of land which is like no other you will see. The first floor is spacious, ideal for a growing family with four bedrooms and a bathroom to cater for everybody. An ideal family home with character and in a superb position which is a must see!

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>

CONTACT US

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Accommodation

GROUND FLOOR

Entrance hall

Dining room 17'9 x 11'1

Inner hall & door to lounge

Cloakroom

Kitchen 14'5 x 12'8

Door to utility

Lounge 25'10 x 16'10

Office/study 11'7 x 6'5

Utility room

FIRST FLOOR

Landing

Bedroom 1 12'11 x 11'10

Bedroom 2 12'10 x 11'1

Bedroom 3 12'9 x 11'1

Bedroom 4 10'10 x 6'8

Walk in shower

Shower room

OUTSIDE

Front & rear gardens

Double garage

Off road parking

Workshop

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 