



**Offers In Excess Of £330,000**

31A Clatterford Road, Carisbrooke, Isle of Wight, PO30 1PA





Nestled on the desirable Clatterford Road in Carisbrooke, this charming, chain free and deceptively spacious detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life. The house features a welcoming reception room with Bi Fold doors that lead out to the conservatory, perfect for relaxation and entertaining guests.

One of the standout features of this home is the stunning views of Carisbrooke Castle, which can be enjoyed from various vantage points within the property. The picturesque surroundings enhance the overall appeal, making it a delightful place to live.

With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The property also benefits from off-road parking for two vehicles, providing convenience and peace of mind.

Situated in a sought-after location, this home is conveniently close to schools catering to all ages, making it an excellent choice for families. The combination of a tranquil setting, ample living space, and proximity to essential amenities makes this property a perfect family home. Do not miss the chance to make this delightful house your own.

The home is a 15-minute walk from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island.



Hallway	13'6" x 7'1"
Cloakroom wc	
Lounge	19'5" x 12'1"
kitchen/ diner	19'3" x 11'11"
Conservatory	17'3" x 10'4"
<b>First Floor - Landing</b>	
Bedroom 1	15'0" x 12'0"
En-Suite	12'0" x 3'11"
Bedroom 2	12'0" x 9'5"
Bedroom 3	12'0" x 9'5"
Bathroom wc	7'1" x 5'8"

#### Outside

The rear garden is of a good size and mainly laid to lawn. There is a decking area, timber shed, mature shrubs and trees. This garden has something for everyone and would be ideal for children to run and play.

#### Parking

To the front of the property there is off road parking for two cars.

#### Tenure

Freehold

#### Council Tax

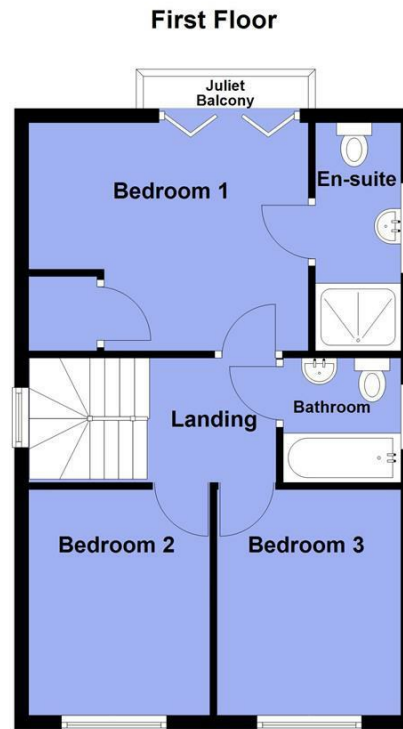
Band D


#### Services

Mains drainage, water, gas and electric.

#### 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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.

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