



£370,000

10 River View, Whippingham, Isle of Wight, PO32 6LU





Nestled in the charming area of River View, Whippingham, this delightful detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting four well-proportioned bedrooms, kitchen, conservatory and cloakroom wc, this property offers ample space for family living and personal retreats. The large single reception room is perfect for both relaxation and entertaining, providing a warm and inviting atmosphere.

The property features a well-appointed shower room, ensuring convenience for the entire household. One of the standout attributes of this home is the generous parking provision, accommodating up to four vehicles with ease. The garage and driveway parking enhance the practicality of this residence, making it suitable for families with multiple cars.

Situated in a sought-after cul de sac location, this home is conveniently close to local schools, making it an excellent choice for families with children. The good-sized garden offers a wonderful outdoor space for children to play, as well as a tranquil area for adults to unwind and enjoy the fresh air.



This property is not only a house but a perfect family home, combining comfort, convenience, and a sense of community. Viewing is highly recommended to fully appreciate all that this lovely home has to offer. Don't miss the chance to make this your new family haven in Whippingham.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under a mile away.



Hallway

Cloakroom wc

Lounge 18'1" x 11'10"

Dining Area 10'3" x 9'9"

Kitchen 10'8" x 10'4"

Conservatory 10'11" x 10'9"

First Floor - Landing

Bedroom 1 14'11" x 10'4"

Bedroom 2 10'9" x 10'5"

Bedroom 3 11'10" x 7'8"

Bedroom 4 10'7" x 6'5"

Shower Room 8'8" x 7'2"

Outside

The front garden is mainly laid to lawn with a selection of mature trees and shrubs. There is gated access to the side. The enclosed rear garden has something for everyone. There is a lawn area for children to play, timber shed, summer house, patio area, mature trees and shrubs.

Parking

The property has a good size driveway providing off road parking for several cars. The driveway leads to the garage which has up and over door power and light.

Council Tax

Band D

Tenure

Freehold

Services

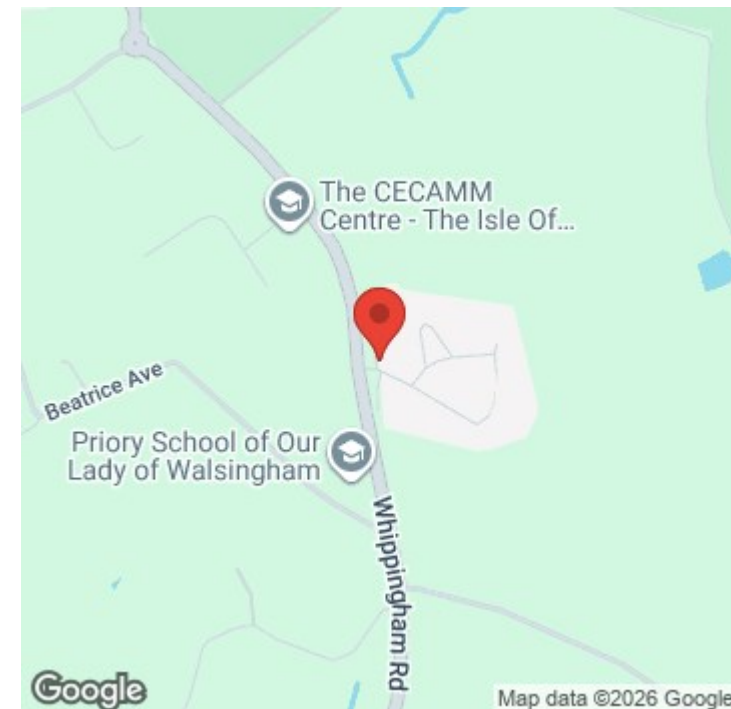
Mains water, drainage, gas and electric

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 fitments, 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) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | 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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