



• **FANTASTIC DETACHED HOME**

• **Kitchen/Breakfast Room & Separate Utility**

• **Popular Village Location**

• **4 Bedrooms**

• **Driveway Parking & Garage**

• **Short Walk to Local Amenities**

• **Large Lounge/Dining Room**

• **Pretty Front & Rear Gardens**

• **Ideal Family Home!**

5 St. Catherines View, Godshill, PO38 3JJ

**£435,000**

Nestled in the charming village of Godshill, this fantastic detached house offers a perfect blend of comfort and convenience. With 4 bedrooms, this property is ideal for families or those seeking extra space. The spacious lounge/dining room and large kitchen provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is its picturesque countryside views, allowing you to immerse yourself in the beauty of the surrounding landscape. The property also boasts lovely front and rear gardens, which are ideal for enjoying the sunshine and growing your own vegetables.

Parking is a breeze with space for up to three cars, making it easy for you and your guests to come and go as you please. Additionally, the property is just a short walk from local amenities, providing you with easy access to shops, cafes, and other essential services.

This delightful home in a popular village location is not to be missed. Whether you are looking for a peaceful retreat or a vibrant community to be a part of, this property offers the best of both worlds. Come and experience the charm of Godshill for yourself.



# Accommodation

## Entrance Hall

## Cloakroom

## Lounge/Dining Room

21'10 x 11'1 (6.65m x 3.38m)

## Kitchen/Breakfast Room

13'8 x 11'6 (4.17m x 3.51m)

## Utility

7'10 x 4'11 (2.39m x 1.50m)

## Garage

17'11 x 8'5 (5.46m x 2.57m)

## First Floor Landing

### Bedroom 1

14'2 x 11'5 (4.32m x 3.48m)

### Bedroom 2

10'11 x 9'11 (3.33m x 3.02m)

### Bedroom 3

8'11 x 8'11 (2.72m x 2.72m)

### Bedroom 4

9'5 max x 8'3 max (2.87m max x 2.51m max)

## Bathroom

7'1 x 5'6 (2.16m x 1.68m)

## Outside

To the front of the property the garden is planted with a variety of established plants and shrubs. The driveway provides off road parking and access to the garage with an up and over door. The enclosed rear garden is partly laid to lawn with a vegetable patch and a variety of well-tended shrubs and bushes.



**Services**

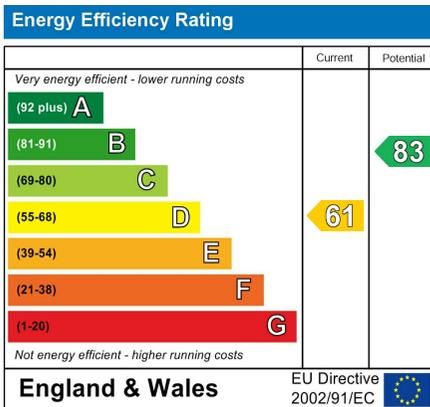
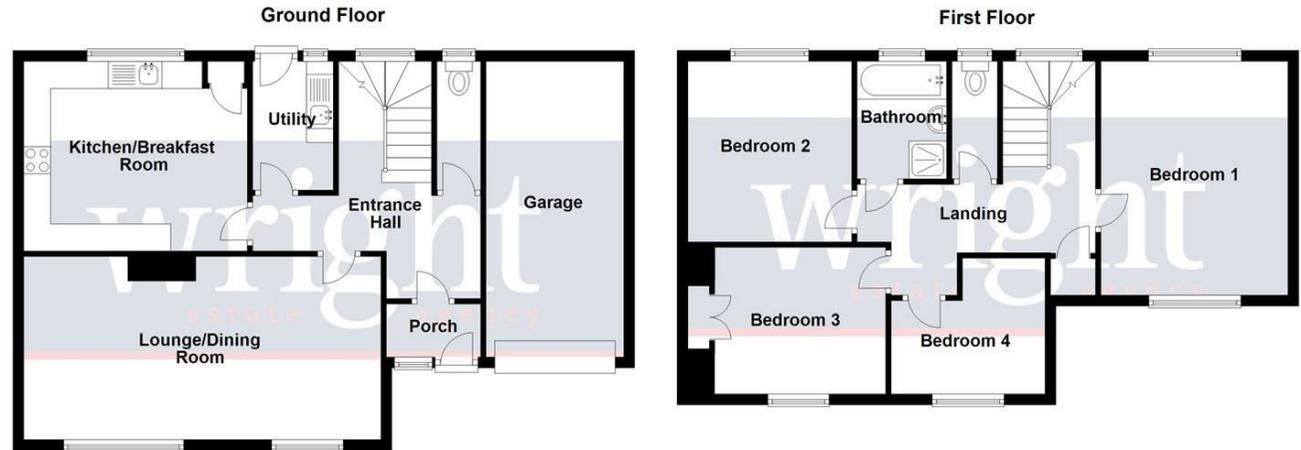
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Band E - 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 fittings, 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 Tomblasons 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

PROTECTED

---

**Viewing:**

Date .....

Time .....