



- Modern Semi-Detached Home
- Lounge with Bay Window
- Driveway Parking

- 3 Double Bedrooms (1 En Suite)
- Modern Integrated Kitchen
- Enclosed Garden backing onto Woodlands

- CHAIN FREE
- Large Conservatory
- Ideal Family Home

14 Newbridge Close, Shanklin, PO37 7AY

£339,950

This modern traditionally constructed semi-detached home is located in a quiet cul-de-sac consisting of similar style homes, close to the many amenities the nearby town centre has to offer. The local train station with mainland ferry connections, and the picturesque seafront with miles of coastal walks to explore are both within walking distance.

The beautifully presented accommodation comprises a welcoming entrance hall, cloakroom, lounge with bay window, integrated kitchen, and large conservatory on the ground floor, with 3 double bedrooms (1 en suite), and the family bathroom on the first floor. Additionally, the property benefits from a driveway providing off road parking, and enclosed garden backing onto woodlands.

The popular coastal location, family-friendly accommodation, and easy access to many local amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most sought after coastal settings. A viewing is a must to fully appreciate everything this truly impressive CHAIN FREE semi-detached home has to offer!



# Accommodation

## Entrance Hall

## Cloakroom

## Lounge

15'3 plus bay window x 11'2 (4.65m plus bay window x 3.40m)

## Kitchen

18'1 x 10' (5.51m x 3.05m)

## Conservatory

14'6 x 10'7 (4.42m x 3.23m)

## First Floor Landing

## Bedroom 1

11'2 x 9'1 (3.40m x 2.77m)

## En Suite

6'5 x 5'7 (1.96m x 1.70m)

## Bedroom 2

9'8 x 9'8 (2.95m x 2.95m)

## Bedroom 3

9'8 x 8' (2.95m x 2.44m)

## Family Bathroom

6'5 x 6'1 (1.96m x 1.85m)

## Outside

To the front of the property the driveway provides off road parking for several vehicles. Gated side access leads to rear garden, which is laid mainly to lawn with a patio area, garden shed and backs onto woodlands.



**Services**

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

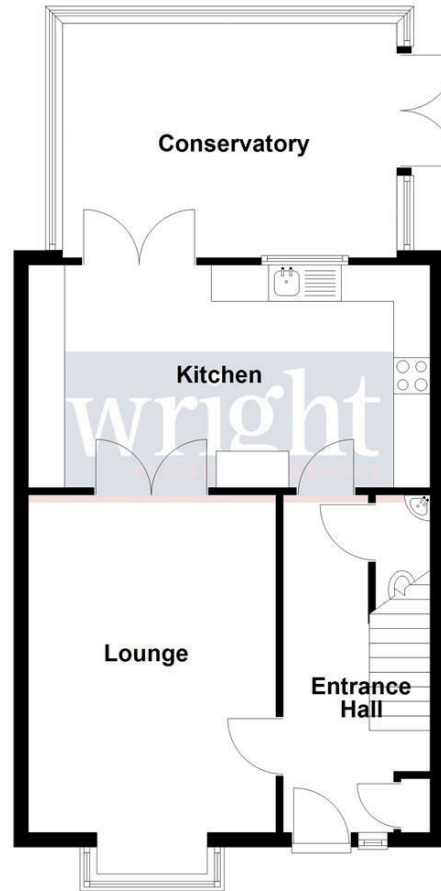
**Council Tax**

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

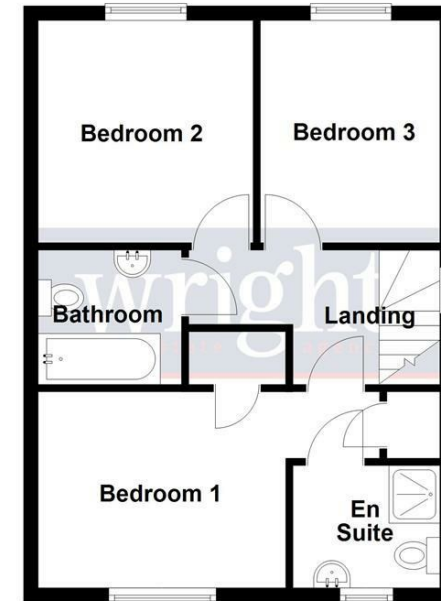
**Agents Notes**

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

**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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PROTECTED

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