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wright
estate agency



- Semi-Detached House
- Lounge, Dining Room & Conservatory
- Good Sized Garden with Fantastic Countryside Views
- 3 Bedrooms + Attic Room
- Driveway Parking for 2 Cars
- Popular Village Location
- Modern Kitchen & Utility Area
- Ideal Family Home
- Viewings Welcome!

34 Mountfield Road, Wroxall, PO38 3BX

£269,950

Nestled in the charming village of Wroxall, this delightful semi-detached house on Mountfield Road presents an excellent opportunity for families seeking a comfortable and inviting home. With three bedrooms and a useful attic room, this property is designed to accommodate the needs of modern family life.

The house boasts off-road parking for two cars, ensuring convenience for residents and visitors alike. The popular village location offers a sense of community, with local amenities and scenic surroundings just a stone's throw away. This makes it an ideal setting for families looking to enjoy a peaceful lifestyle while remaining connected to the vibrant culture of the Isle of Wight.

The semi-detached nature of the property provides a sense of privacy, while still fostering a friendly neighbourhood atmosphere. Inside, the layout is practical and welcoming, making it easy to create a warm and homely environment.

This property is not just a house; it is a place where memories can be made and cherished. Whether you are a first-time buyer or looking to relocate, this home is a perfect choice for those seeking a blend of comfort, convenience, and community spirit. Do not miss the chance to make this lovely house your new family home.



Accommodation

Entrance Hall

Lounge

12'1 x 10'1 plus recess (3.68m x 3.07m plus recess)

Dining Area

12'2 x 8'4 (3.71m x 2.54m)

Sitting Room

12'3 x 10'6 (3.73m x 3.20m)

Conservatory

13'2 x 10'7 (4.01m x 3.23m)

Kitchen

18'2 x 6'6 (5.54m x 1.98m)

Utility Room

7'7 x 6'5 (2.31m x 1.96m)

First Floor Landing

Bedroom 1

10'8 plus recess x 10'2 (3.25m plus recess x 3.10m)

Bedroom 2

10'8 x 10'6 (3.25m x 3.20m)

Bedroom 3

8'3 x 7 ' (2.51m x 2.13m ')

Attic Room

19'2 x 10'6 (5.84m x 3.20m)

Outside

To the front of the property the driveway provides off road parking for 2 cars. The good-sized rear garden enjoys fantastic countryside views and is laid mainly to lawn with 2 decked areas, and a garden shed.



Services

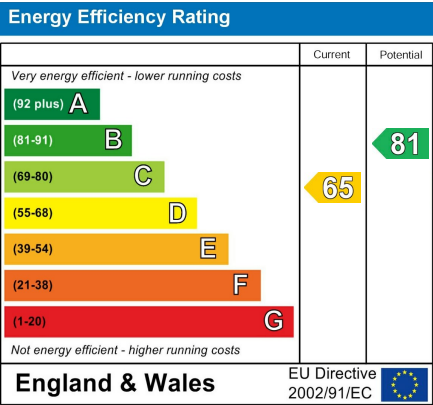
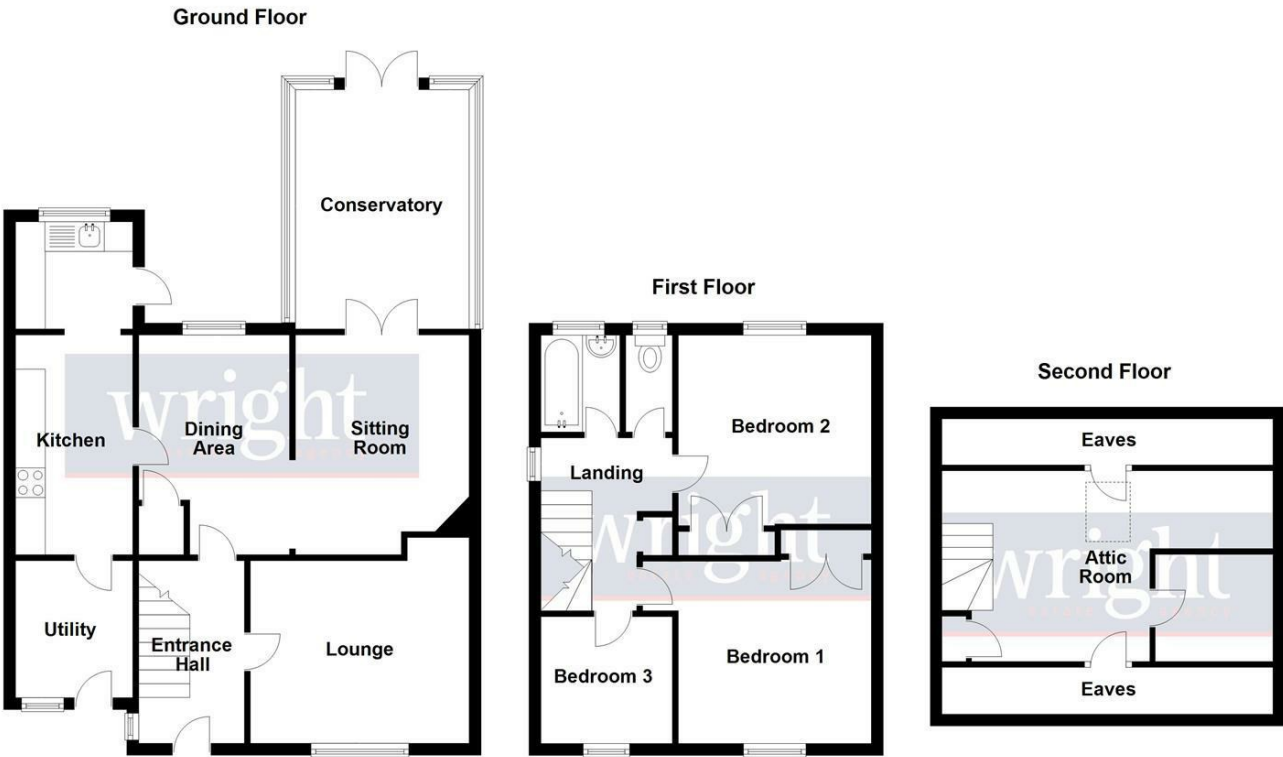
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band C - 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 fitments, 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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

The Property Ombudsman

Viewing:

Date

Time