



- Impressive Detached Home
- Off Road Parking for 2 Cars
- Close to Local Supermarkets
- 4 Bedrooms (1 En Suite)
- Garden Backing onto Open Countryside
- Ideal Family Home
- 2 Reception Rooms & Downstairs Study
- Fantastic Views
- Viewing Recommended!

Coniston Newport Road, Apse Heath, PO36 0JR

£325,000

This impressive detached house with far reaching views and backing onto open countryside is located in Apse Heath, just a few minutes from local supermarkets and within easy reach of both Shanklin and Sandown town centres, both providing access to a variety of shops, transport links and several schools to choose from.

The flexible accommodation comprises 4 bedrooms (1 en suite), lounge, dining room, kitchen, utility, conservatory, study and family bathroom. Additionally, the property benefits from off road parking for 2 cars and the rear garden, which is laid mainly to lawn backs onto open countryside.

The popular semi-rural setting, spacious accommodation and easy access to local amenities makes this an ideal family home or would equally suit anyone simply looking to enjoy Island life in one of it's many popular village locations. A viewing is recommended to fully appreciate everything this fantastic detached home has to offer!



Accommodation

Porch

Entrance Hall

Kitchen

12'9 x 9'4 (3.89m x 2.84m)

Dining Room

9'9 x 9'8 (2.97m x 2.95m)

Lounge

13'6 x 11'9 (4.11m x 3.58m)

Conservatory

9'11 x 8' (3.02m x 2.44m)

Utility

Cloakroom

Study

9'8 x 8'1 (2.95m x 2.46m)

First Floor Lansing

Bedroom 1

11' x 9'9 (3.35m x 2.97m)

En Suite

Bedroom 2

13'5 max x 11'9 max (4.09m max x 3.58m max)

Bedroom 3

9'8 x 8'4 (2.95m x 2.54m)

Bedroom 4

9'8 max x 8'4 (2.95m max x 2.54m)

Bathroom



Outside

To the front of the property there is a driveway providing off road parking for 2 cars. Gated side access leads to the rear garden backing onto open countryside, which is laid to lawn with a patio area.

Services

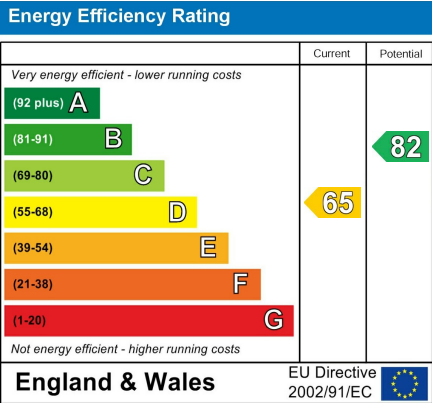
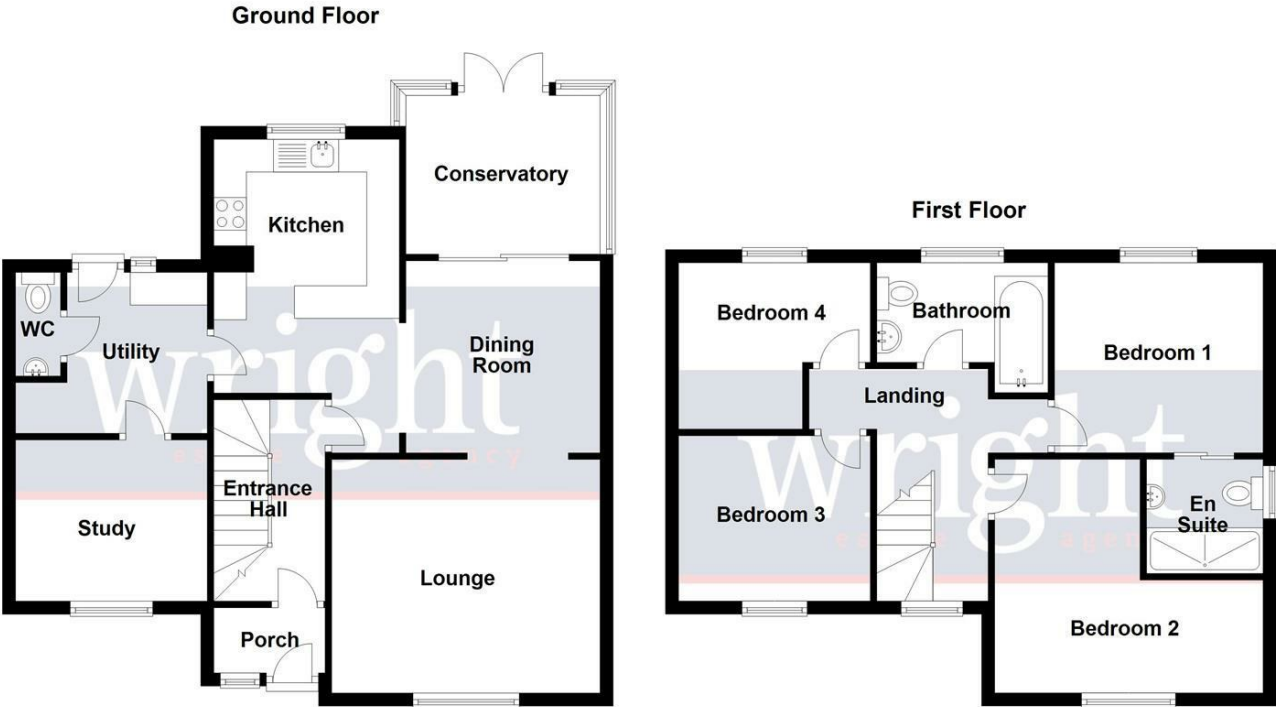
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

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 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 Tomblesons 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