



- Substantial Detached Bungalow
- Good Sized Kitchen & Conservatory
- CHAIN FREE

- 3/4 Double Bedrooms
- Far Reaching Countryside & Sea Views
- Sought After Location

- Large Lounge/Dining Room
- Ample Driveway Parking & Garage
- Viewings Welcome

31 Orchard Road, Shanklin, PO37 7NX

£450,000

This impressive detached bungalow is located on the outskirts of Shanklin, a popular coastal town with easy access to a wide range of amenities and mainland transport links. The bungalow is ideally positioned to enjoy far-reaching views of the surrounding countryside and of the sea. The seafront is only 5 minutes away by car and provides miles of sandy beaches and coastal paths to explore.

The generously proportioned accommodation comprises a spacious entrance hallway, L-shaped lounge/dining room, a good sized separate kitchen, 3 double bedrooms, an additional sitting room/bedroom 4, conservatory, bathroom, and separate WC. Additionally, the property benefits from driveway parking, an attached garage, and an enclosed rear garden.

The sought after location with fantastic far reaching views, spacious accommodation all on one level, and ample driveway parking with a garage makes this an ideal home for anyone seeking a larger than average bungalow with easy access to the many useful amenities available in the nearby town centre. A viewing is recommended to fully appreciate everything this truly superb CHAIN FREE bungalow has to offer!



Porch**Entrance Hall****Lounge**

18'10 x 12'1 (5.74m x 3.68m)

Dining Area

9'11 x 8'2 (3.02m x 2.49m)

Kitchen

11'10 x 9'8 (3.61m x 2.95m)

Bedroom 1

12'3 x 11'10 (3.73m x 3.61m)

Bedroom 2

12'1 max x 11'7 (3.68m max x 3.53m)

Bedroom 3

11'7 x 11'1 (3.53m x 3.38m)

Sitting Room/Bedroom 4

16'2 x 7'11 (4.93m x 2.41m)

Conservatory

13'5 x 9'7 (4.09m x 2.92m)

Bathroom

9'6 x 5'8 (2.90m x 1.73m)

Separate W.C**Garage**

18'3 x 8'11 (5.56m x 2.72m)

Outside

To the front of the property the garden is mainly laid to lawn with a variety of established shrubs and bushes. The driveway provides off-road parking for 2/3 cars and access to the attached garage with an electric up-and-over door. Gated side access leads to the enclosed rear garden, which is also laid to lawn with a patio area, garden shed, and a separate area that would make an ideal area to grow vegetables.



Services

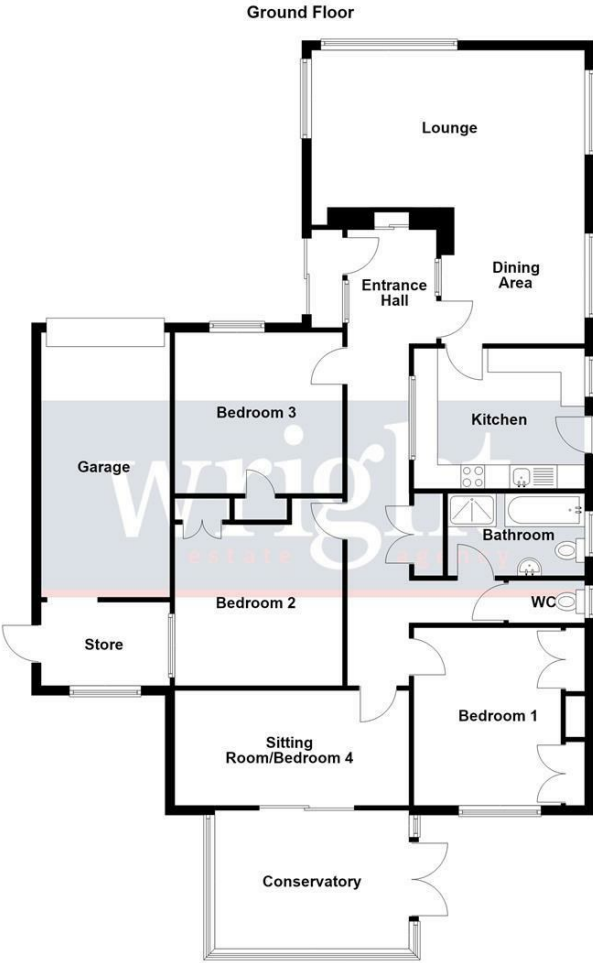
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

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 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		
(55-68) D		
(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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PROTECTED



Viewing: Date Time