

12 Yaverland Close, Sandown, Isle of Wight, PO36 8QF

£395,000

EPC Rating: D Council Tax Band: C

ELLIOTT
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ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



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Situated in a quiet, desirable residential cul-de-sac in the popular location of Yaverland, this spacious three-bedroom bungalow offers an exceptional coastal lifestyle just a short stroll from the beach and scenic walking trails across Culver Downs.

Extended in recent years, the heart of the home is a spectacular vaulted-ceiling living space that floods with natural light and opens directly onto a sunny, south-facing garden and patio. The versatile accommodation includes an impressive open-plan sitting and dining area that flows into a large, well-equipped kitchen with a breakfast bar, alongside a separate utility room providing direct internal access to the garage. The rest of the home comprises three comfortable bedrooms, including en-suite to the principal bedroom and family bathroom. Nearby Sandown town centre offers a range of everyday amenities, shops, supermarkets, and Sandown train station with direct rail links to mainland ferry connections.

ENTRANCE HALL

7'6" X 6'3" (2.28 X 1.91)

Welcoming entrance hall seamlessly connecting all principal reception areas and bedrooms. Includes a spacious built-in cupboard with an integrated radiator, ideal for warming coats and drying outerwear.

DINING AREA

16'7" X 12'9" (5.06 X 3.88)

At the heart of the home lies a magnificent open-plan living area, where dramatic vaulted ceilings and striking floor-to-ceiling windows bathe the space in natural light while framing views across the sunny, south-facing garden. Exceptionally light and airy, this impressive room easily accommodates a large dining table to seat 10–12 guests, perfect for grand entertaining or family gatherings. Patio doors extend the living space seamlessly onto the sun terrace.

SITTING ROOM

16'6" X 11'10" (5.03 X 3.60)

The sitting area centres around a charming fireplace complete with a log burner creating a cosy, inviting atmosphere for relaxing evenings. Finished with rich solid oak flooring that flows continuously through both the sitting and dining spaces.

KITCHEN

14'10" X 9'11" (4.51 X 3.02)

Generously proportioned kitchen featuring an extensive range of matching wall and base cabinets, complete with display units and classic tiled splashbacks. Generous work surfaces extend into a stylish breakfast bar, ideal for casual dining and morning coffee. At its heart sits an impressive 5-ring range cooker with double oven, grill, and stainless-steel overhead extractor. Fully equipped with an integrated dishwasher, space for a large freestanding fridge/freezer, and a classic 1.5-bowl ceramic sink with mixer tap, the room is finished with lovely views overlooking the sunny, south-facing garden.

UTILITY ROOM

8'11" X 7'1" (2.71 X 2.16)

Space for washing machine and dryer. Worktop with built in sink and drainer. Access through to garage. Views out over the front garden. Access to the loft.

BEDROOM 1

13'3" X 12'3" (4.04 X 3.73)

Spacious south facing double bedroom. Through to:

ENSUITE SHOWER ROOM

8'2" X 3'8" (2.50 X 1.12)

Large walk in shower with glass panelled sliding door. The shower room is fully tiled throughout. Wash hand basin, WC, chrome plated heated towel rail, illuminated wall mounted mirrored cabinet.

BEDROOM 2

11'10" X 11'10" (3.60 X 3.60)

Good size double bedroom

BEDROOM 3

8'11" X 8'8" (2.73 X 2.65)

Good size double bedroom

BATHROOM

7'8" X 5'6" (2.33 X 1.68)

Fully tiled throughout, bath with overhead shower. Chrome plated heated towel rail, wash hand basin with vanity unit below, WC, illuminated mounted mirror.

GARAGE

16'2" X 11'7" (4.93 X 3.53)

Spacious single garage with roller style garage door. Light and power.

OUTSIDE

Front garden laid to lawn with driveway parking in front of garage. Side gated access through to the south facing rear garden. Large sandstone patio and lawned garden. Access through to the garage.



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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC