



Silver Trees | | Shanklin | PO37 7ND

£340,000



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Located in the sought-after area of Silver Trees, Shanklin, this modern detached house offers well-presented accommodation with a practical layout suited to family living. The property features four spacious bedrooms, providing flexibility for family members, guests, or a dedicated workspace, along with two bathrooms for added convenience.

The modern design throughout creates a bright and functional home, with well-planned living spaces that are both comfortable and easy to maintain.

Situated in Shanklin, the property benefits from being within easy reach of local amenities, the town centre, beaches and popular attractions. Combining generous accommodation with a convenient location, this home offers a great opportunity for those looking to settle in a desirable Isle of Wight location.

- 4 BEDROOMS
- PRIVATE DRIVEWAY
- DETACHED HOUSE
- CONSERVATORY
- GAS CENTRAL HEATING & DOUBLE GLAZING

**Living Room**  
14 x 12'4 (4.27m x 3.76m)

**Kitchen**  
11'3 x 14'11 (3.43m x 4.55m)

**Conservatory**  
6'3 x 13'8 (1.91m x 4.17m)

**Bedroom 1**  
11'11 x 9'2 (3.63m x 2.79m)

**Bedroom 2**  
13'4 x 10'2 (4.06m x 3.1m)

**Bedroom 3**  
11'8 x 7'2 (3.56m x 2.18m)

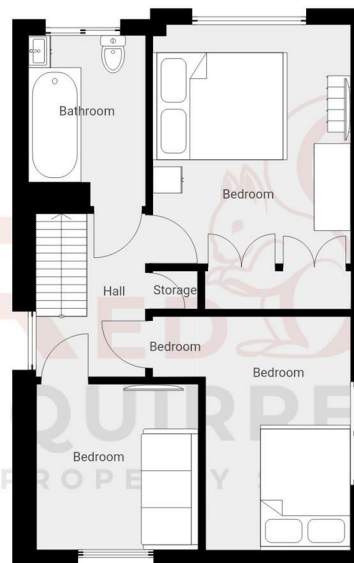
**Bedroom 4**  
8'3 x 8'1 (2.51m x 2.46m)

**Bathroom**  
8'6 x 5'10 (2.59m x 1.78m)

**Shower Room**  
8'5 x 7'8 (2.57m x 2.34m)

**Rear Garden**

**Utility Area**  
8'3 x 5'2 (2.51m x 1.57m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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	

Council Tax Band D  
EPC Rating C

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