



Lark Rise | | Shanklin | PO37 7HB

Offers In The Region Of £450,000



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This CHAIN FREE Detached home is located in a sought after area of Shanklin, in a quiet cul-de-sac location, however within easy reach of local amenities and bus routes. Boasting elevated views and a swimming pool the property comprises entrance porch, living room, study/dining area, generously-sized kitchen/breakfast room, downstairs bedroom/dining room, integral garage and downstairs WC. Upstairs you have three good-sized bedrooms, fourth bedroom and a family bathroom. Outside you benefit from driveway, spacious front & rear gardens, pool house and summer house. The home also benefits from gas central heating & double glazing.

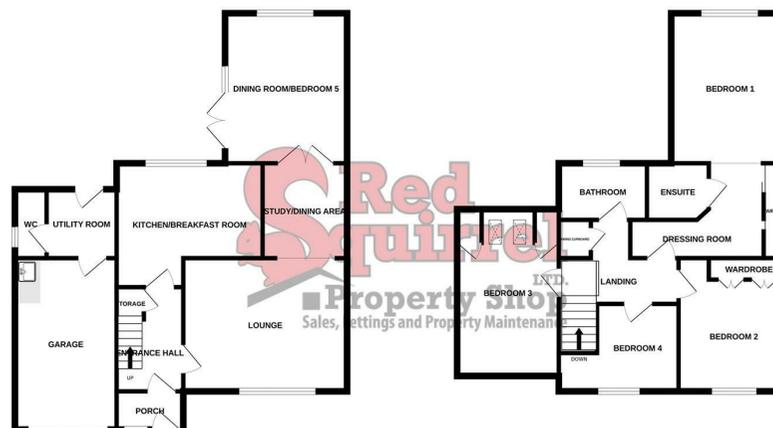
- DETACHED HOME
- 4/5 BEDROOMS
- CUL-DE-SAC LOCATION
- SWIMMING POOL
- DRIVEWAY & GARAGE
- GREAT VIEWS
- CHAIN FREE

- Entrance Porch
- Entrance Hall
- Lounge
- 15'8" x 12'3" (4.78 x 3.73)
- Study/Dining Area
- 9'5" x 7'10" (2.87 x 2.39)
- Dining Room/Bedroom 5
- 15'9" x 9'9" (4.80 x 2.97)
- Kitchen/Breakfast Room
- 13'10" x 12'1" (4.22 x 3.68)
- Utility Room
- 5'9" x 5'6" (1.75 x 1.68)
- Cloakroom
- Integral Garage
- First Floor Landing
- Master Bedroom
- 15'9" x 9'9" (4.80 x 2.97)
- Dressing Area
- 9'6" x 7'6" (2.90 x 2.29)
- (2.89 x 2.28))
- En-suite
- Bedroom 2
- Bedroom 3
- 11'0" x 9'1" (3.35 x 2.77)
- Bedroom 4
- 8'3" x 6'9" (2.51 x 2.06)
- Bathroom
- Front Garden
- Rear Garden



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

SPLIT LEVEL 1ST FLOOR
690 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1463 sq.ft. (135.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metapic 12/22

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

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