

Collingwood Road Shanklin, PO37 7LP

£450,000



This STUNNING 4 bedroom detached home is located in a quiet location on the outskirts of Shanklin next to a peaceful nature reserve. The property is within walking distance to Shanklin town centre, Shanklin's sandy beaches, local schools, supermarkets & train station. This perfect family home consists of a light & airy living room, family room, modern kitchen/diner, utility room, 4 double bedrooms, Family bathroom. Outside offers patio & a good-sized garden area with a nature reserve next door. Other benefits of the property include, new electrics & A new roof, a double-garage, driveway for several vehicles, 2 attic rooms, storage, double glazing & gas central heating. This is the perfect family home!!

4 BEDROOMS

DETACHED

DOUBLE GARAGE

DRIVEWAY

CLOSE TO TOWN CENTRE & BEACH

TWO ATTIC ROOMS

ROOMS

Porch

Entrance Hallway 16' 2" x 11' 1" (4.92m x 3.38m)

Carpet flooring. Double glazed window to right aspect. Radiator Under stairs storage.

Living Room 15' 1" x 15' 9" (4.60m x 4.80m)

Carpet flooring. Log burner. Double glazed bay window to front aspect. Radiator.

Family room 14' 6" x 11' 1" (4.41m x 3.38m)

Carpet flooring, Double glazed french doors leading on to the patio. Radiator.

Kitchen/Diner 19' 9" x 10' 8" (6.01m x 3.25m)

Wood effect laminate flooring. Fitted kitchen with electric hob & oven. Sink drainer. Double glazed windows to rear & side aspect. Door leading on to utility room. Radiator.

Utility room 5' 9" x 5' 0" (1.76m x 1.53m)

Downstairs WC 2' 7" x 2' 4" (0.79m x 0.72m)

Landing

Bedroom 1 12' 2" x 14' 4" (3.71m x 4.36m)

Carpet flooring. Sink. Two double glazed windows. Radiator.



TOTAL FLOOR AREA: 1724 sq.ft. (160.2 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

