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wright estate agency

- Detached House
- 3 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Large Mature Rear Garden
- Off Road Parking for 3 Cars & Detached Timber Garage
- Excellent Countryside Views!
- Ideal Family Home

Middleton House St. Johns Road, Wroxall, Ventnor, Isle of Wight, PO38 3ED

£325,000

Middleton House is a three-bedroomed, detached property, located in the popular village of Wroxall. The local Convenience Store/Post Office, Primary School and pub/restaurant are within easy walking distance. There is a frequent bus service (No. 3), to Newport, Ventnor and Ryde, with bus stops a few yards from the house. The Red Squirrel Trail, which incorporates a cycleway, is just across the road and there is easy access to many other footpaths and bridal paths. Beautiful countryside to explore!The flexible accommodation comprises 3 bedrooms, family bathroom and linen cupboard upstairs. Downstairs there is a kitchen, a dining room leading to a lower-level lounge with patio doors onto the large, mature rear garden. From the lounge a lobby gives access to a utility room (with toilet and shower) and a small conservatory. A 3rd separate reception room could be used as a 4th bedroom, office, study etc.The house has gas central heating, solar panels for hot water and UPVC double glazing. There is off-road parking for 3 cars and a detached timber garage. The large, mature garden includes a kitchen garden with raised vegetable beds, fruit trees and current bushes, a garden shed and summer house.

Accommodation

Entrance Porch

Kitchen
16'3" x 6'6" (4.95 x 1.98)

Sitting Room
18'11" x 11'11" (5.77 x 3.63)

Dining Room
13'0" x 11'11" (3.96 x 3.63)

Lounge
16'3" x 12'0" (4.95 x 3.66)

Shower Room/Utility
10'5" x 5'7" (3.18 x 1.70)

Rear Lobby

Conservatory
7'8" x 6'10" (2.34 x 2.08)

Inner Hallway

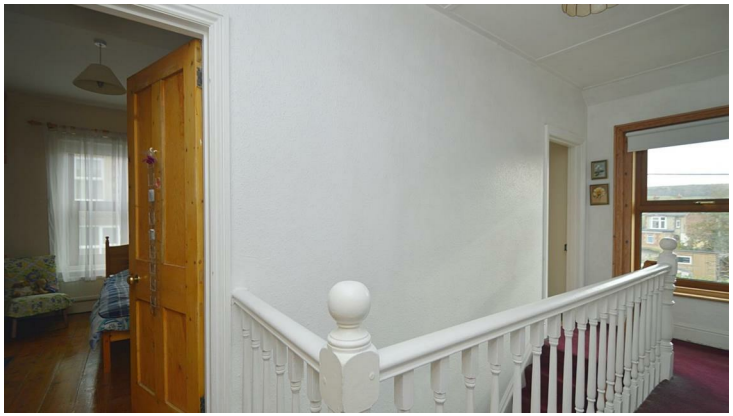
First Floor Landing

Bedroom 1
11'11" x 9'11" (3.63 x 3.02)

Bedroom 2
12'0" x 9'3" (3.66 x 2.82)

Bedroom 3
12'0" x 9'2" (3.66 x 2.79)

Family Bathroom
10'0" x 6'5" (3.05 x 1.96)

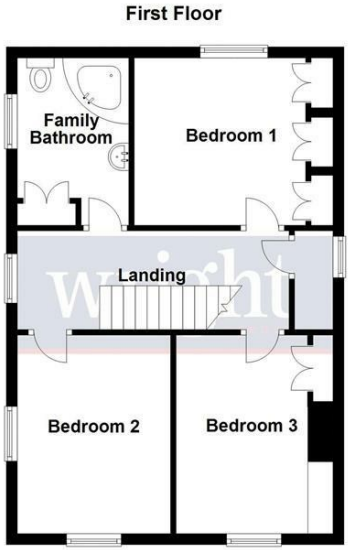


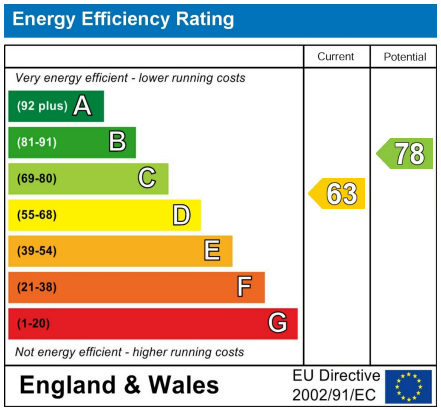
Outside
To the front of the property there is a gated driveway providing parking for 1 vehicle. To the side, is a hardstanding with parking for a second vehicle and a driveway for a third vehicle, with access to the timber detached garage. The mature rear garden includes a patio area, lawns, a variety of established trees and shrubs, a kitchen garden with raised beds, fruit trees, fruit bushes, a summerhouse, and garden shed.

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

Council Tax
Band D - Please contact The Isle of Wight Council.

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.





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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The Property Ombudsman

Viewing: Date ..... Time .....