



- Spacious Detached Bungalow
- Ample Driveway Parking & Detached Garage
- Popular Village Location
- 3 Bedrooms (1 En Suite)
- CHAIN FREE
- Short Walk to Village Pub
- Lounge & Separate Kitchen/Dining Room
- Lawned Gardens with a Good Degree of Privacy
- Viewings Welcome

13 Nettlecombe Lane, Whitwell, PO38 2QA

£375,000

This spacious, detached bungalow is located in the popular village of Whitwell. The local pub is just a short walk away, and the village is surrounded by miles of beautiful countryside with extensive bridleways and footpaths to explore. The nearby town of Ventnor is only 10 minutes away by car and offers a variety of shops, a doctor's surgery and a selection of popular eateries to choose from.

The well-presented and spacious accommodation comprises 3 bedrooms (1 en suite), lounge, separate kitchen/dining room, and bathroom. Additionally, the property benefits from a driveway providing ample off road parking and access to the garage with an up and over door. Lawned gardens surround the property and enjoy a good degree of privacy and seclusion.

The peaceful village location, well-proportioned accommodation and ample off road parking makes this an ideal home for anyone looking to enjoy Island life in one of its most popular villages. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE bungalow has to offer!



## Accommodation

### Entrance Hall

### Lounge

20'3 x 10'10 (6.17m x 3.30m)

### Kitchen/Dining Room

19'4 x 11'6 (5.89m x 3.51m)

### Bedroom 1

11'1 plus recess x 9'10 (3.38m plus recess x 3.00m)

### En Suite

### Bedroom 2

12'11 9'10 (3.94m 3.00m)

### Bedroom 3

10'1 x 6'10 (3.07m x 2.08m)

### Bathroom

### Outside

To the front of the property the driveway provides ample off road parking and access to the detached garage with an up and over door. Lawned gardens surround the bungalow and enjoy a good degree of privacy and seclusion.



**Services**

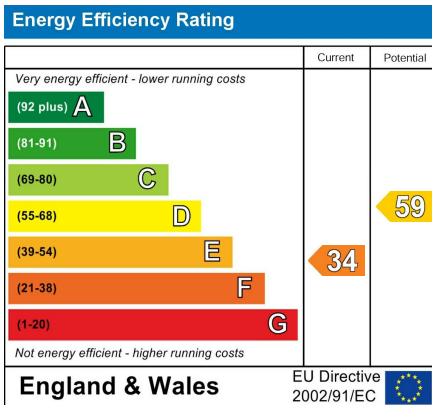
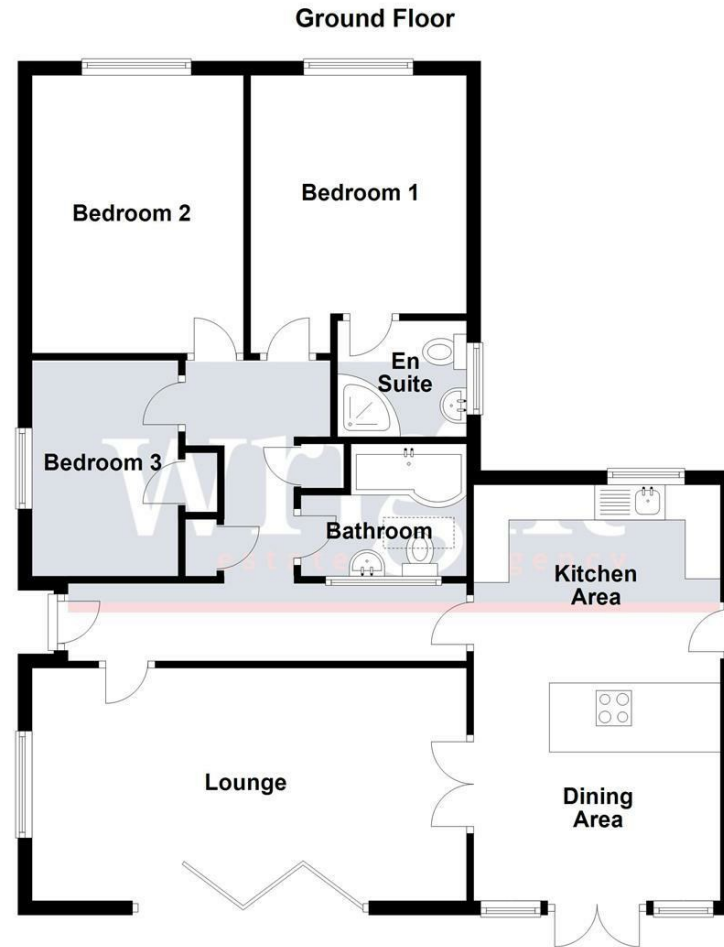
Unconfirmed: electric, telephone, mains water and drainage.

**Council Tax**

Band D - Please contact The Isle of Wight Council on 01983 823901.

**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 fittings, 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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

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