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wright
estate agency



- Spacious Detached Bungalow
- Driveway Parking & Garage
- Enclosed Rear Garden with a Summerhouse
- 3 Bedrooms
- Lovely Countryside Views
- Close to Local Transport Links
- Lounge, Dining Room & Conservatory
- Quiet Cul-de-Sac Location
- Viewings Welcome

17 Park Road, Brading, PO36 0HU

£347,500

This spacious detached bungalow is tucked away at the end of a quiet cul-de-sac, well positioned to enjoy far-reaching views towards Culver Down and across the nearby countryside. The historic town of Brading provides access to local shops, several pubs, and transport links including a train station with direct ferry connections to the mainland.

The well-proportioned accommodation comprises a lounge, separate dining room, conservatory, kitchen, 3 bedrooms (1 en suite), and a bathroom. Additionally, the property benefits from ample off road parking provided by the driveway and gravelled area to the front of the bungalow, an attached garage, and an enclosed rear garden with a summerhouse.

The peaceful location, well-proportioned accommodation and lovely countryside views makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular and conveniently located towns. A viewing is recommended to fully appreciate everything this spacious detached bungalow has to offer!







Accommodation

Porch

Entrance Hall

Lounge
15'10 x 11'10 (4.83m x 3.61m)

Dining Room
11'10 x 9'8 (3.61m x 2.95m)

Conservatory
13'2 x 10'8 (4.01m x 3.25m)

Kitchen
10'10 x 8'10 (3.30m x 2.69m)

Bedroom 1
16'5 x 13'9 max (5.00m x 4.19m max)

En Suite

Bedroom 2
11'11 x 10'4 (3.63m x 3.15m)

Bedroom 3
8'10 x 8'11 into recess (2.69m x 2.72m into recess)

Bathroom

Garage
17'2 x 8'6 (5.23m x 2.59m)

Outside
To the front of the property the garden is laid to lawn with a driveway providing off road parking and access to the garage with an up-and-over door. There is a gravelled area providing additional parking. Gated side access leads to the enclosed rear garden, which is laid mainly to lawn with a patio area, fish pond, and summerhouse with power.





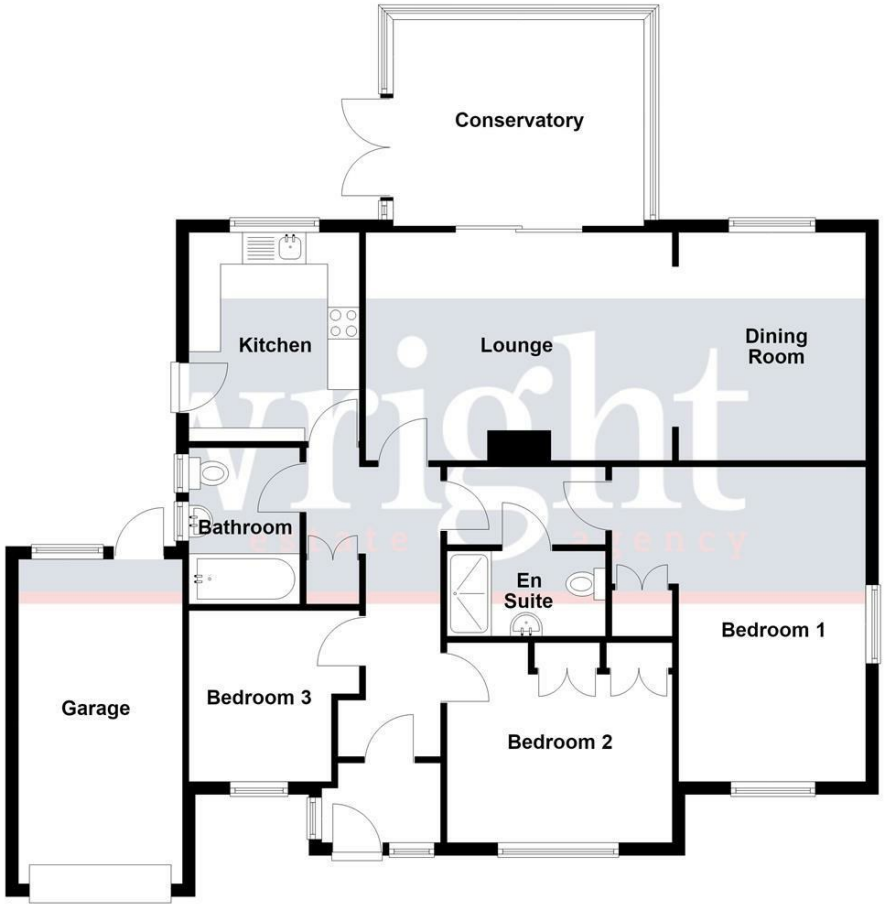


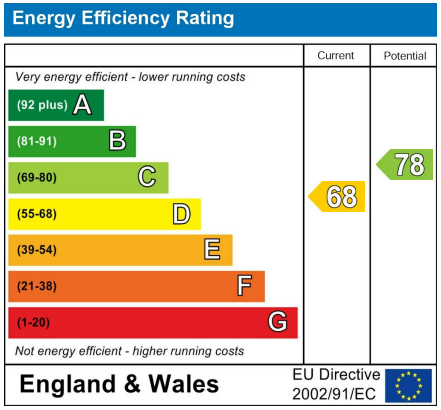
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor





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 Tombleson's Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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The Property Ombudsman

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