



**35 Louis Road,
Lake,
Isle Of Wight, PO36 9HT**

£265,000



A modern detached house offering accommodation that would be ideally suitable for family use having 4 bedrooms (1 en suite), a large lounge/diner, gardens and garage . The property was constructed in the 1990's and stands out in a road that is predominately older style and is offered in good condition throughout. Situated in a residential location in a 'one way road' and in a very convenient location within a few minutes walking distance of the village centre and local amenities.

4 Bedrooms (1 en suite)

Kitchen

UPVC Double Glazing

Garage & Parking

Lounge/Diner

Gas Central Heating

Gardens

CHAIN FREE



ACCOMMODATION

Entrance Porch

(open) with half glazed UPVC door to:

Entrance Hall

with radiator, stairs to first floor.

Cloakroom/WC

with low flush wc, wash hand basin, extractor fan.

Lounge/Diner 19' 0" x 11' 9" (5.79m x 3.58m)

with radiator, TV point, 2 sets of UPVC double glazed double doors leading to rear garden, door to integral garage.

Kitchen 9' 11" x 9' 6" (3.02m x 2.89m)

with range of matching kitchen units comprising inset single drainer sink unit, worktops with cupboards and drawers under, high level units, fitted electric oven and 4 burner gas hob, extractor hood over, wall mounted gas central heating boiler, space and plumbing for dishwasher, UPVC double glazed window to front.

First Floor Landing

with access to loft.

Bedroom 1 12' 9" x 8' 8" (3.88m x 2.64m)

with radiator, wardrobes with mirrored front,, UPVC double glazed window to front, telephone point.

En-suite Shower

with enclosed double shower cubicle with mains shower, low flush wc, wash basin, radiator, UPVC double glazed window to rear, access to loft, extractor fan.

Bedroom 2 12' 6" x 9' 0" (3.81m x 2.74m)

with UPVC double glazed window to rear, radiator.

Bedroom 3 9' 9" x 9' 6" (2.97m x 2.89m)

with UPVC double glazed window to rear, radiator.

Bedroom 4 8' 9" x 8' 4" (2.66m x 2.54m)

With UPVC double glazed window to front, radiator, telephone point.

Bathroom

with white suite comprising P- shape panelled bath, mixer tap and shower attachment, low flush wc, vanity wash basin with storage under, chrome heated towel rail,UPVC double glazed window to front, part tiled walls, extractor fan.

Outside

Enclosed rear garden laid mainly to lawn, small decked area.

Parking

The front of the property comprises gravelled areas and a concrete apron with parking for several cars.

Garage (integral) 18' 0" x 9' 0" (5.48m x 2.74m)

with up/over door, power and light, personal door to rear. plumbing for washing machine.

Services

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

Council Tax

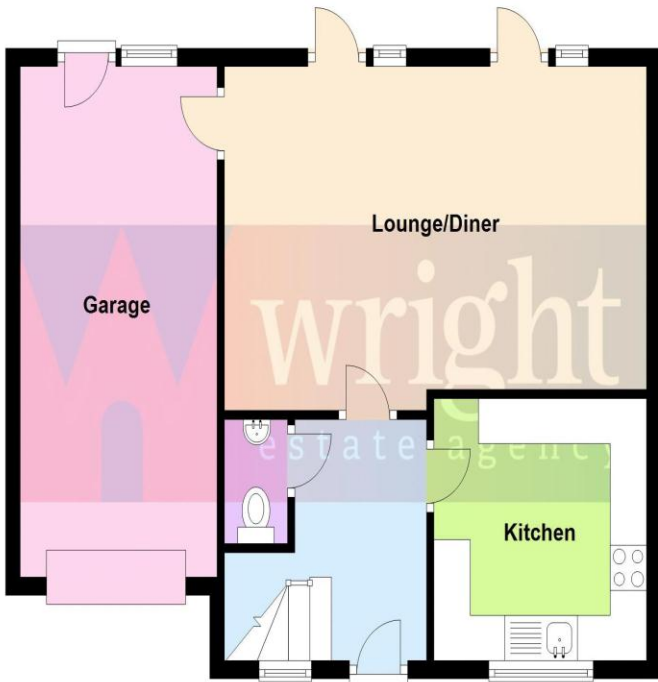
Band D - Please contact The Isle of Wight Council on 01983 823901.

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.



Ground Floor



First Floor

