



Yarborough Close

Godshill

£325,000



Lancasters

Stunning family home located in a quiet residential close within the rural village of Godshill. Just footsteps from countryside walks, traditional English food pubs, and super convenient for the local primary school. The property was extensively refurbished throughout in 2019/20 including new windows, doors, gas central heating, electrics, driveway and garage roof. Internally there are 3 bedrooms, large open plan living space, loft room, and single garage which has been converted to use as possible additional accommodation. Outside there are sunny gardens to the rear and off-road parking to the front.



3 Bedroom Semi Detached House + Loft & Garage Conv.

Porch Brick porch with double glazed windows and door.

Hall Entrance hall with stairs up to the first floor, and door to...

Sitting Room 14' 2" x 12' 4" (4.33m x 3.76m)

Large front aspect reception, with under stairs cupboard storage. Open plan to...

Kitchen/Diner 15' 7" x 10' 6" (4.76m x 3.2m) max

Stretching across the rear of the property with double doors out the garden. Modern fitted kitchen with a series of floor and wall mounted storage units and contrasting counter top and breakfast bar. Space and plumbing for a washing machine. Integrated fridge/freezer, cooker, gas hob and dishwasher. The gas boiler is also sited here.

First Floor Landing Storage cupboard and steps up to a loft room.

Bedroom 1 14' 5" x 8' 2" (4.4m x 2.5m)

Large double bedroom with window to the front.

Bedroom 2 10' 6" x 8' 2" (3.2m x 2.5m)

Double bedroom with window to the rear.

Bedroom 3 7' 3" x 6' 11" (2.2m x 2.1m)

A front aspect bedroom with built in cupboard over the stairs.

Bathroom A well appointed modern family bathroom, complete with L-shape bath and shower over, w/c and basin. Heated towel rail.

Loft Room 15' 9" x 7' 10" (4.8m x 2.4m)

A useful additional storage space with sloped ceilings. Velux style window. Eaves storage.

Garage 13' 1" x 7' 7" (4.0m x 2.3m)

Accessed via a lit and covered walk way between the house. Additional accommodation with skylight window power and lighting - door to...

Shower Room Appointed with a modern shower and cubicle, WC and basin - rear window and extractor.

Garage Storage 7' 7" x 4' 7" (2.3m x 1.39m)

Situated at the front of the garage building - accessed via twin opening doors onto the drive. Power and lighting.

Outside Off street parking via a tarmac drive -lawn front garden and access to the rear garden via the covered walk way between house and garage. The back garden has a lovely decked patio and raised lawn. fenced on all sides.



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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Lancasters Estate Agents
65 High Street | Cowes | Isle of Wight | PO31 7RL
01983 209020 Homes@Lancasters.org

Tenure: Freehold
Council: C
EPC: C



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