

Newport, Isle of Wight



- **3 Bedroom Family Home**
- **Driveway and Garage en bloc**
- **Spacious Kitchen/Diner**
- **Quiet location**
- **Utility, Study and Downstairs Shower**



About the property

The ideal family home! This spacious three bedroom semi-detached house is perfect for the growing family, offering superb practicalities, modern open plan kitchen/diner and parking for at least two cars!

Set in a quiet position, yet with excellent transport links and with close proximity to Good Schools, the St Mary's Hospital and plenty of you daily shopping needs too. The Newport High Street, with its array of shops, cafes and eateries is close by, as is the B&Q and Sainsbury Stores too. There are countryside walks close by including the Parkhurst Forest, great for walking the dog or kids on their bikes!

Driveway parking at the front the property, there is plenty of rear garden too. The garden is well sized, enclosed and private, its perfect space for kids and still offers plenty of potential too.

Internally, the property has a large lounge and sociable Kitchen/Diner with an island too. Further to this, the ground floor has a study space, downstairs shower room and utility room too. The first floor offers three family sized bedrooms and a large bathroom too.

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Freehold

Accommodation

GROUND FLOOR

Porch
Entrance Hall
Lounge 15'4 x 11'3
Kitchen/Diner 22'1 x 9'4
Lobby
Study 10'9 x 7'1
Shower Room
Utility 9'0 x 6'7
Store 8'1 x 5'2

FIRST FLOOR

Landing
Bedroom 1 12'8 x 11'2
Bedroom 2 12'7 x 9'5 built in wardrobe
Bedroom 3 9'9 x 7'4

Bathroom

OUTSIDE

Front Garden
Driveway
Side Access
Rear Garden
Garage-en-bloc

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		