

Niton, Ventnor, Isle of Wight



- **3 Bedrooms plus a Loft Room**
- **Three Reception Rooms**
- **Driveway Parking**
- **Walking Distance of Village Amenities**
- **Superbly Presented**



About the property

Situated in the idyllic village of Niton, this well-presented three-bedroom semi-detached home offers a blend of comfort, convenience, and stunning surroundings—perfect for family living.

The property benefits from off-road parking to the front and a thoughtfully designed interior. On the ground floor, there are three reception rooms, including a dining area that flows seamlessly into a well-appointed kitchen—ideal for modern family living and entertaining. A separate utility room and a convenient downstairs WC provide additional functionality. Additionally, there is a playroom/study space which is perfect for the family.

Upstairs, the property comprises three generously sized bedrooms and a family bathroom, with the added advantage of a spacious loft room that could serve as a home office or guest accommodation.

To the rear, the garden enjoys a sunny aspect, making it perfect for outdoor activities and relaxation. The space is further enhanced by far-reaching views across the scenic South Wight.

This property is ideally located close to a highly regarded primary school and the village's range of amenities, including a shop, pharmacy, and library. Additionally, it is within easy reach of coastal walks and three popular local pubs/eateries, offering a lifestyle that balances rural charm with convenience.

This characterful property presents a rare opportunity to secure a family home in one of the Isle of Wight's most desirable locations.

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

Accommodation

GROUND FLOOR

Entrance Hall
Lounge 12'7 x 11'
Dining Area 12'7 x 10'
Kitchen 12'10 x 9'
Play Room/Study 16' x 8'
Utility Room and WC

FIRST FLOOR

Landing
Bedroom 1 12'7 x 11' max
Bedroom 2 11'6 x 10'
Bedroom 3 12'5 x 7'
Bathroom
Stairs
Loft Room 13'1 x 12'5

OUTSIDE

Driveway
Rear Garden

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>

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Book a Viewing

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