

Newport, Isle of Wight



- **Beautifully Presented Family Home**
- **Spacious Rear Garden with Large Patio and Sun Deck Too**
- **Surprisingly Spacious**
- **Highly Sought after Position**
- **Stones Throw From Shide Cycle Track**



About the property

Tucked away in the ever-popular Shide area of Newport, this beautifully presented three-bedroom semi-detached period home offers generous living accommodation, a stunning south-westerly facing garden, and a superb setting ideal for families and outdoor enthusiasts alike.

Internally, the property has been tastefully decorated throughout to a high standard, blending character features with modern comforts. The ground floor offers two welcoming reception rooms, creating flexible living and entertaining space, while the impressive modern kitchen flows effortlessly into the dining area, making it the true heart of the home. A stylish contemporary family bathroom completes the accommodation on this level.

Upstairs, there are three well-proportioned bedrooms, all beautifully presented and filled with natural light. In addition, the property benefits from a useful loft room, accessed via a narrow stairwell, providing an ideal space for a home office, hobby room or additional storage.

One of the standout features of this wonderful home is the exceptional rear garden. Enjoying a sunny south-westerly aspect, the garden is perfectly designed for both relaxation and entertaining. A spacious patio area directly off the rear of the property provides the perfect spot for summer barbecues and outdoor dining, while a raised decked seating area at the rear enjoys a peaceful outlook and is complemented by a summer house and useful sheds. The generous lawned garden offers ample space for children to play, making it particularly attractive for young families.

Conveniently positioned within walking distance of the popular cycle track, offering scenic routes through to Sandown in one direction and Cowes in the other, this highly sought-after home combines lifestyle, location and space in equal measure. Early viewing is highly recommended as properties in this desirable position are rarely available for long.

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

Accommodation

GROUND FLOOR

Entrance Hall
Lounge 13'7 x 13'7
Dining Room 14'4 x 11'7
Kitchen 9' x 8'3
Bathroom

FIRST FLOOR

Landing
Bedroom 1 14'4 x 11'7
Bedroom 2 13'1 x 8'4
Bedroom 3 12'1 x 8'
Separate W/C
Stairs to
Loft Room 13'5 x 11'3

OUTSIDE

Front Garden
Side Access
Rear Lawned Garden
Decked Area
Summer House
Shed

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

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	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		