

## Newport, Isle of Wight



- **Beautifully Presented Modern Home**
- **Low Maintenance Rear Garden With Office/Studio/Bar Space**
- **Convenient location**
- **Amazing Open Plan Living Space**
- **Chain Free**



## About the property

A beautifully presented three-bedroom detached home, ideally positioned on the outskirts of Newport, offering the perfect blend of modern living and countryside charm.

This handsome, bay-fronted property makes an immediate impression from the curb, with its attractive traditional styling and well-proportioned driveway providing ample off-road parking. Internally, the home has been individually designed and thoughtfully laid out, finished to a high standard throughout.

The ground floor welcomes you with a spacious hallway leading to a comfortable lounge, a convenient downstairs cloakroom, and a stunning open-plan kitchen and living space. This bright and sociable area forms the heart of the home, featuring bi-fold doors that open out onto a sunny rear garden—ideal for entertaining or relaxing. A generous utility room with side access adds further practicality.

Upstairs, the property continues to impress with three well-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property truly stands out. The sunny rear garden not only offers a pleasant space to unwind but also features a versatile studio/bar area—perfect for entertaining, working from home, or creative use—alongside a substantial workshop and additional storage. Backing onto copse woodland, the garden enjoys a peaceful green outlook, while to the front, open fields and countryside views enhance the sense of space and tranquillity.

The location is particularly appealing, with easy access to scenic countryside and riverside walks along the Medina Estuary. Island Harbour and a network of cycle routes are close by, making it perfect for outdoor enthusiasts. Commuters are well catered for with convenient links to both the East Cowes Red Funnel ferry and the Fishbourne ferry service to Portsmouth.

Offered to the market chain-free, this is a superb opportunity to acquire a modern, detached home in a sought-after yet accessible location.

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

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

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen Family Room 25'1 x 19'8  
Utility Room 9'7 x 5'2  
W/C  
Lounge 15'10 x 12'3

### FIRST FLOOR

Landing  
Master 16'3 x 14' En-suite  
Bedroom 2 12' x 9'9  
Bedroom 3 9'9 x 9'9

Bathroom

### OUTSIDE

Driveway for 3 Vehicles  
Side Access  
Rear Garden  
Studio/Bar 12'7 x 8'6  
Workshop  
Shed

## 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](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		