

## Newport, Isle of Wight



- Beautifully presented family home
- Unique layout and open plan style
- Garage and Driveway
- Highly sought after position
- Shower Room, En-suite Bathroom and WC



## About the property

Beautifully presented, uniquely designed and the perfect layout for a sociable family home, ideal for entertaining!

A stunning detached home offering the benefit of both convenience for the Island's county town Newport, whilst offering the feel of a semi-rural home along a country lane. This spacious home is set in touching distance of the Newport Golf Course, excellent countryside walks including the Island's main cycle track and yet offers the ability to be able to walk into Marks and Spencer's in a few minutes too.

The property offers driveway to the front for several cars. The access around the side then leads to a good sized garage also. The property offers plenty of storage space including this with additional space underneath the house too.

The garden is private, sunny and well sized, whilst providing a spacious area for kids and pets to enjoy. For the adults, the property benefits from a large decked area which links well with the property living space.

Internally, the property has been finished to an excellent standard, the quality of the fixtures and fittings are superb. The property offers two bedrooms on the ground floor, suitably complimented by a stylish shower room with some distinctive touches. There are two further bedrooms on the first floor, accessed via an oak staircase with an en-suite bathroom to the master. The living space here is open plan with a degree of separation, the lounge and dining room are clearly defined as separate spaces but yet offer the sociable accessibility you would want for entertaining friends and family.

Local Authority - Isle of Wight Council  
Council Tax Band - D  
EPC - D

## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge 22' x 12'6  
Kitchen/Breakfast Room 15'8 x 13'2  
Dining Area 16'1 x 15'2  
Bedroom 3 12'1 x 12'  
Bedroom 4 11'2 x 8'9

Shower Room

### LOWER GROUND FLOOR

Utility Room 9'5 x 8'4  
Cloakroom WC

### FIRST FLOOR

Landing  
Bedroom 1 16'10 x 13'2  
En-suite Bathroom  
Bedroom 2 14'8 x 9'5

### OUTSIDE

Off Road parking to front  
Side Access  
Garage  
Rear Garden  
Raised Decking  
Storage Under Property

## 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

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

