

## Newport, Isle of Wight



- **3 Bedrooms with Master En-suite**
- **Garage and Driveway**
- **Quiet yet convenient, sought after location**
- **Bright, light and airy living spaces**
- **Perfect, modern family home**



## About the property

Superbly maintained, well sized and very practical. This wonderful three bedroom family home set in the heart of Newport, comes with all the convenience of being able to stroll to the shops, cafes and pubs whilst being a stone throw from the Sainsburys superstore too. The property also benefits from being close to some excellent walks including Parkhurst Forest and the historic Carisbrooke Castle.

A quiet, tucked away spot. The property offers parking in the form of a driveway to the front with a particularly large garage too, great for storage and more – being integral to the home means never having to brave the elements and gives the potential to convert into further living space if needed (local council planning consent must be considered).

The likelihood is, with all the living space already on offer, you won't need it! There's a large, sociable kitchen/diner which overlooks Newport with a far reaching view over the town onto the church steeple. The lounge again is well sized and yet cosy with access onto the low maintenance rear garden.

The property offers three double bedrooms, the master bedroom comes with an immaculate en-suite shower room whilst the other bedrooms are suitably catered for by the modern family bathroom. You will also find a very handy downstairs W/C.

This family home is top to bottom immaculately kept and in almost new condition! For anyone looking for that stress free, move straight in home – look no further!

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

## Accommodation

### LOWER GROUND FLOOR

Sitting room 15'9 x 14'5

### GROUND FLOOR

Entrance Hall

Cloakroom W/C

Kitchen/Diner 15'9 14'8

### FIRST FLOOR

Landing

Bedroom 1 17'4 x 8'7

En-suite Shower Room

Bedroom 2 14'1 x 9'3 built in wardrobes

Bedroom 3 13'8 x 6'8

Bathroom

### OUTSIDE

Driveway

Integral Garage 23'4 x 8'5

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](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**

**[triggio.co.uk](http://triggio.co.uk)**

