

Newport, Isle of Wight



- **Beautifully Presented Three Bedroom Home**
- **Built Approximately 2/3 Years Ago**
- **Remainder of New Build Warranty**
- **Close to Hospital and Newport Town**
- **Pretty Garden & Parking**



About the property

A beautifully presented three-bedroom modern home, ideally positioned within walking distance of St Mary's Hospital and surrounded by countryside, cycle routes and woodland walks.

Built approximately two to three years ago, this thoughtfully designed home offers contemporary living throughout and has been individually configured by the current owners to make excellent use of the space available.

On entering, you are welcomed into a well-presented interior finished to a high standard, with a modern fitted kitchen featuring a range of integrated appliances. The heart of the home is the attractive lounge/diner, providing a versatile space for both relaxing and entertaining. From here, doors open directly onto the pretty rear garden, which enjoys a lovely outlook over the surrounding countryside.

Upstairs, there are three well-proportioned bedrooms, together with a modern family bathroom, making the property particularly well suited to young families, couples and first-time buyers.

Outside, the rear garden provides a pleasant private space in which to enjoy the peaceful surroundings, whilst the property also benefits from allocated parking.

The location is a particular feature, with St Mary's Hospital within easy walking distance, whilst the nearby countryside provides excellent opportunities for walking and cycling. The popular Cowes to Newport cycle track and Parkhurst Forest are both close at hand, making this an ideal setting for those who enjoy an active lifestyle while still wanting the convenience of Newport nearby.

Having been maintained and enhanced by the current owners to a high standard, this is a modern home that is ready to move straight into. The property also benefits from the remainder of its build guarantee, providing additional peace of mind for the new owner.

A superb opportunity to acquire a modern, individually designed three-bedroom home in a convenient yet pleasantly rural-feeling position.

Local Authority - Isle of Wight Council
Council Tax Band - B
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
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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Accommodation

GROUND FLOOR

Entrance Hall
W/C
Lounge Diner 14'9 x 14'6
Kitchen 7'9 x 10'5

FIRST FLOOR

Landing
Bedroom 1 8' x 13'10
Bedroom 2 8' x 11'
Bedroom 3 7'9 x 6'5
Bathroom

OUTSIDE

Front Garden
Rear Garden
Off Road Parking

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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