

Newport, Isle of Wight



- **Attractive Three Bedroom Detached Family Home**
- **Stone's Throw From Victoria Recreation Ground**
- **Substantial Open Plan Kitchen & Dining Extension With Family Room**
- **Private Well Maintained Rear Garden**
- **Conveniently Located For Schools, High Street Shops & Carisbrooke Castle**



About the property

Situated in a highly desirable and long-established sought-after area of Newport, this attractive detached three-bedroom property is ideally positioned just a stone's throw from Victoria Recreation Ground, making it particularly appealing to families and those who enjoy having open recreational space close by.

The property is also within easy reach of good local schools and just a comfortable walk from Newport High Street, where you'll find an excellent selection of independent cafés, bars, restaurants and shops. The combination of convenience, amenities and access to green space makes this a particularly well-connected and desirable location.

The property offers two double bedrooms and a further single complemented by a modern family bathroom. To the rear, a substantial kitchen and dining extension provides the heart of the home, opening directly onto the private rear garden.

This impressive open-plan space serves as a fantastic social hub, incorporating a further family room that could be utilised as a cosy snug or children's playroom. Designed with modern living in mind, the extension benefits from Skylight window and additional natural light, creating a bright and airy environment that is both practical and inviting.

The property also features a separate, spacious lounge at the front, providing a comfortable retreat away from the main living areas.

Outside, the private and well-maintained rear garden offers a pleasant space for relaxation and entertaining, with further potential for the current owners to personalise and enhance to their own requirements. To the front, you will find ample parking for three cars at least, ideal for growing families or those with visiting friends.

A particular highlight is the well-constructed garden studio, currently utilised as a gym but offering excellent versatility. Whether you're looking for a dedicated home-working environment, a hobby room or an additional recreational space, this useful outbuilding provides a wealth of possibilities.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 13'1 x 13'

Family Room 13' x 10'5

Kitchen/Diner 20 Max x 19'6

WC

FIRST FLOOR

Landing

Bedroom 1 13'6 x 10'6

Bedroom 2 13'2x 10'5

Bedroom 3 7'7 x 7'5

Bathroom

OUTSIDE

Studio

Driveway

Side Access

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
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>

CONTACT US

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

Tel: 01983 525710
Email: sales@triggiew.co.uk

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01983 525710

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