



6 Hornbeam Close, Newport, Isle of Wight, PO30 5FD

**Guide Price £399,950**



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#### 6 Hornbeam Close, Newport, Isle of Wight

Situated at the end of a quiet cul-de-sac, this well presented 3 bedroom detached house has been extended to provide a well proportioned family home in a desirable location. The property has undergone numerous improvements by the current owner to include recently installed double glazing, multi fuel stove, underfloor heating in the living room and updated kitchen/utility room.

The house is perfectly located close to both primary and secondary schooling and a short stroll from the town.

#### Entrance Hall

With stairs to first floor. Understairs cupboard with light. Glazed doors to dining room, porch and kitchen and solid panel door to living room.

#### Living Room

A lovely light room with dual aspect via bay window to front and patio doors to Conservatory. Underfloor heating, oak flooring, multi-fuel stove set with stone fireplace and tiled hearth.

#### Dining Room

With oak flooring.

#### Kitchen

Fitted with a range of floor and wall mounted units, Integrated Bosch appliances including dishwasher, double oven, five ring gas hob with extractor over, Montpellier integrated fridge/freezer, under cabinet lighting and recessed spot lights, heated towel rail. Open to:

#### Utility Area

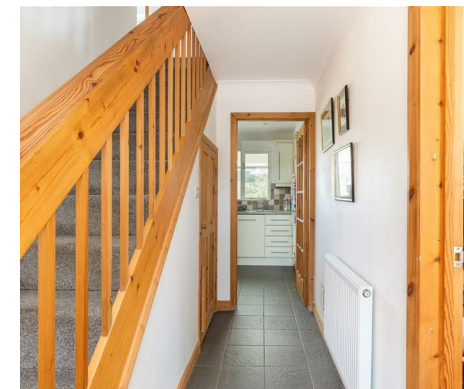
With space and plumbing for washing machine and integrated undercounter fridge, sink with mixer tap. Window over looking rear garden and door to rear garden. Door to:

#### Shower Room

Fully tiled wet-room with shower, corner basin and WC, obscured window, heated towel rail and extractor.

#### Conservatory

The conservatory enjoys lovely views over the rear garden to the fields beyond. Sliding doors to rear garden.



### First Floor Landing

With access to loft space which is part boarded and has light.

### Bedroom 1

Master bedroom with rural views to the rear. Door to:

### Ensuite

Fully tiled with suite comprising corner shower with rainfall shower head, basin and WC, heated towel rail and extractor.

### Bedroom 2

A double room with large bespoke fitted wardrobe making good use of the corner and supplying excellent storage space. Aspect to front with distant views of the tower of Newport Minster in the town centre.

### Bedroom 3

Another double room with build in cupboard housing Vaillant combination boiler, again enjoying aspect to the front.

### Bathroom

Fully tiled with suite comprising panelled bath with electric shower over, WC and wash hand basin, heated towel rail.

### Outside

The property is situated at the end of the cul-de-sac so enjoys a quiet location and has driveway with parking for several cars. Log store and coal bunker, small courtyard useful for bin storage.

The rear garden is well established and is laid to lawn with terraced borders. There is a paved terrace, ideal for alfresco dining. Wonderful rural views are enjoyed to the fields behind and the tree line of Parkhurst Forest in the distance.

### Garage

With light and power.

### Further information

Tenure: Freehold

EPC: C

Heating: Gas central heating via Vaillant combination boiler and multi fuel stove situated in the living room, under floor heating in living room.

Council Tax Band: D

### Newport

Newport is the Island's capital town and benefits from all major amenities including supermarkets, shops, The Isle of Wight College for further education, cinema, entertainment venues, bars and restaurants as well as St Marys hospital. There are great road and bus route links to the rest of the Island with its almost central location. The historic Carisbrooke Castle is situated in the next village.



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

