

Newport, Isle of Wight



- **3 Well-Proportioned Bedrooms**
- **Superbly Maintained and Presented**
- **Driveway for Two Vehicles**
- **Family Bathroom, En-suite and WC**
- **6 Years of NHBC Warranty Remaining**



About the property

Set in a peaceful and convenient location on the edge of Newport, this beautifully presented three-bedroom detached house is one of only two such houses cleverly designed on a corner plot of the St George's Gate development. It offers the perfect blend of contemporary style, comfort and practical living. Thoughtfully enhanced by the current owners, it features bright and inviting interiors, quality finishes throughout, and a private landscaped garden that provides a true sense of tranquillity.

Upon entering, the impressive vaulted hallway and stairwell immediately create a sense of light and space. The ground floor accommodation flows beautifully, with a spacious lounge and a stylish kitchen/diner — both opening directly onto the sunny rear garden. Ideal for entertaining or relaxing, this layout brings the outdoors in and makes the most of the home's natural light.

The kitchen has been upgraded to a premium standard, featuring AEG integrated appliances including a washer-dryer, fridge-freezer, induction hob, extractor, and dishwasher. Sealstone worktops and soft-close cabinetry complete the high-end finish. A downstairs cloakroom adds convenience for guests and family alike.

Upstairs, there are three well-proportioned bedrooms, including a master with en-suite shower room and a custom-built oak-fitted wardrobe with soft-close doors and drawers. Even the third bedroom is generous, with the current owner using it as a double, while the family bathroom is tastefully appointed.

Outside, the rear garden is a true highlight — beautifully landscaped, it offers a private and peaceful haven ideal for relaxing or entertaining. There are also two double external power points and a water tap for added practicality. To the side, the driveway provides parking for at least two vehicles.

The home is conveniently located, offering easy access to Newport's town centre, schools, and local amenities, while still enjoying a quiet setting. There are also excellent walking and cycling routes on the doorstep, including the Shide cycle track, perfect for those who love the outdoors.

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

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen Diner 17'8 x 14'

Lounge 18'9 x 10'

WC

FIRST FLOOR

Landing

Bedroom 12'11 x 10'2 En-Suite

Bedroom 2 11'2 x 10'5

Bedroom 3 11'7 x 7'

Family Bathroom

OUTSIDE

Driveway for Two

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>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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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