

Newport, Isle of Wight



- **3 Bedroom Family Home**
- **Garage and Sunny Rear Garden**
- **Beautifully Presented**
- **Modern Kitchen and Bathroom**
- **Quiet and Popular Location**



About the property

Situated in a quiet and sought-after position within Carisbrooke Park, on the outskirts of Newport, this well-presented three-bedroom family home offers generous living space and an ideal setting for family life on the Isle of Wight.

The property is approached via a large and welcoming porch, featuring a recently fitted front door, providing a practical and attractive entrance. Inside, the lounge is a good size and tastefully decorated, creating a comfortable space to relax and unwind.

To the rear, the kitchen has been replaced in recent years and now offers a modern, sociable layout with ample room for dining, making it perfect for everyday family living and entertaining. The home also benefits from a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep, along with the added convenience of a garage.

Upstairs, there are three well-proportioned bedrooms, all suitable for family use, alongside a modern and up-to-date family bathroom finished to a high standard.

The location is a real highlight, offering a peaceful environment while remaining close to excellent local schools. Countryside walks are right on the doorstep, including Carisbrooke Castle and Victoria Recreation Ground, while a network of footpaths provides easy access into Newport town centre, with its range of cafes, shops and restaurants.

This property would be ideally suited to a young family looking for a spacious, well-maintained home in a quiet setting, with both nature and town amenities close at hand.

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

Accommodation

GROUND FLOOR

Entrance Porch

Lounge 18' 1" x 14' 10"

Kitchen/Diner 18' 1" x 12

FIRST FLOOR

Landing

Bedroom 1 14' 9" x 9'

Bedroom 2 11' 10" x 9

Bedroom 3 11'2" x 6'2"

Bathroom

OUTSIDE

Front Garden

Rear Garden

Garage

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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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		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		