

£245,000 Freehold

## 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

## 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## 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

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**triggio.co.uk**

### Energy Efficiency Rating

