



95 Carisbrooke Road, Newport
£265,000





Megan Baker
Estate Agents

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AVAILABLE TO CASH BUYERS ONLY.

This deceptively spacious and wonderfully versatile town house has been carefully and tastefully upgraded with a respectful regard to the period of the home. The accommodation provides great family living spaces with a cosy sitting room to the front of the home and a separate dining room which has an open link to the beautifully fitted kitchen at the rear. The kitchen area is divided into two sections, with a glass roof over half of it, letting natural light flood in. The stylish shower room completes the accommodation on this level. There are two bedrooms on the first floor - a spacious double and a single, as well as a chic family bathroom. The other double bedroom is situated on the top floor and this has been designed to create a proper bedroom with all the correct paperwork. The home is warmed by gas central heating; has UPVC double glazing and also benefits from a long, beautifully landscaped rear garden, which has a series of "rooms" to provide seating and play areas. In addition to the lovely summerhouse, there is a one bedroom chalet - perfect for guests or teenagers and to the end of the garden is a garage with two parking spaces in front, accessed from Trafalgar Road. Freehold. EPC D-60. Council Tax Band - B.

Opaque UPVC double glazed front door into:

Entrance Hallway:

With stairs off to first floor and stripped wooden doors to:

Sitting Room:

11'9" x 10'2" max (3.60m x 3.10m max)

Positioned at the front of the home, decorated in grey and white decor. Pretty feature fireplace with rustic wooden mantle above and UPVC double glazed front window.

Dining Room:

12'8" max x 10'5" max (3.87m max x 3.19m max)

A second flexible reception room, set adjacent to the kitchen and providing plenty of space for a family dining table and additional seating. Beautiful feature fireplace with coal effect electric fire and built in cupboard to one chimney recess. Presented in white decor with a rich red accent to one wall and square opening to:

Kitchen:

13'6" max x 9'3" max (4.12m max x 2.83m max)

The area is divided into two sections, with a glass roof over half of it, letting natural light flood in and with a double UPVC doors to the end leading to the garden. Fitted with white fronted units with walnut effect worktops and attractive tiled splashbacks. Integrated appliances include fridge; freezer; double oven; hob and extractor hood and there is space and plumbing for washing machine. Door to:

Shower Room:

7'9" max x 5'7" max (2.37m max x 1.71m max)

Stylishly presented with brick effect UPVC panels and fitted with a sleek white suite of WC; chunky wash hand basin set to a wooden shelf with a heated mirror above and walk-in shower enclosure. Recessed UPVC double glazed side window and inset downlights.

Enclosed Staircase to:

First Floor Landing:

With stairs to top floor and stripped wooden doors to:





Bedroom One:

12'9" max x 12'5" m (3.90m max x 3.80 m)

A pretty, generous sized double bedroom in white decor with UPVC double glazed front window. Built in shelved cupboard.

Bedroom Three:

12'5" max x 8'3" max (3.79m max x 2.52m max)

An attractive single bedroom with UPVC double glazed rear window and door leading to:

Bathroom:

9'5" max x 5'7" max (2.88m max x 1.71m max)

A chic room, fitted with bath with mixer tap/shower attachment over; WC and vanity unit with sparkle effect worktop housing an oblong wash hand basin. Large built in airing cupboard and UPVC double glazed windows to side and rear.

Enclosed turning staircase to:

Second Floor Landing:

With cleverly built in desk area, creating a cute study space. Door to:

Bedroom Two:

10'4" max x 10'0" max (3.15m max x 3.06m max)

With angled ceilings and inset downlights, another pleasant double bedroom with shaped UPVC double glazed side window featuring a bespoke shutter, offering an elevated rooftop outlook. Eave storage.

Front Garden:

The house is set above the road and has a tiered garden laid to slate, with steps up to the front door.

Rear Garden:

At over 100ft long, this super, sunny and private space is creatively divided into separate areas, providing lots of different seating and entertaining spaces. A large decked terrace extends in front of the cabin, beyond which there is an area of artificial lawn with raised, planted sleeper beds running along one border. The paved working garden can be

found beyond this area, with raised planted beds to one side and a decked verandah featuring the summer house. A shed sits behind the summer house and then secure gated access to the end leads to the rear parking and garage.

Cabin:

14'4" max x 7'4" max (4.38m max x 2.24m max)

A super extra garden room, fully insulated and set up as a bedroom with power and light. UPVC double glazed side windows and double doors to front. Door to:

Cloakroom:

3'9" max x 2'8" max (1.16m max x 0.82m max)

Fitted with WC and wash hand basin. Window to side.

Summer House:

7'7" x 5'6" (2.32m x 1.68m)

With double doors to front, window to side; power and light.

Parking:

Accessed from Trafalgar Road, a wide concrete area provides parking for two cars and leads to the:

Garage:

17'1" x 7'11" (5.22m x 2.43m)

With up and over front door, power and light. Window to side and personal door to garden.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

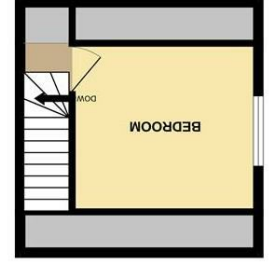


Pop in for a chat
 Megan Baker Estate Agents
 128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

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Energy Efficiency Rating	
Potential	82
Current	60
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus)	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	



TOTAL FLOOR AREA: 1027 sq ft (95.5 sq m) approx.
 We advise buyers to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items the approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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