



5 Nodgham Lane, Carisbrooke
£495,000

 **Megan Baker**
Estate Agents

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This stunningly restyled mid-century bungalow is set in an elevated position on a prestigious road. The property has been completely reimaged in recent years and has become a spacious, bright and very stylish family home focused to a breathtaking view of Carisbrooke Castle. Warmed by gas central heating and with elegant grey double-glazed aluminium windows; the home is introduced by a spacious, welcoming hallway with beautiful engineered oak flooring running throughout. The main living space is dominated by the amazing view of the Castle, framed in wide french doors. There is plenty of space for sitting and dining and

the kitchen area is fitted with a chic range of oak veneered cupboards. The home's flexible design means the current master bedroom would double as a gorgeous separate sitting room. This large room again has french doors framing the amazing view and a handsome woodburning stove. There are two further surprisingly large double bedrooms, both benefitting from the wonderful outlook. To the front of the bungalow lies a very useful study area or fourth bedroom. The rooms are serviced by a stylish family bathroom which features both an elegant bath and large glazed shower enclosure.

The bungalow is set well back from the lane with a driveway providing parking for several vehicles. Wide, gated side access leads under a handy covered area (ideal for bikes, kayaks and log storage) into the stunning, landscaped rear garden which has been arranged over shallow terraced levels, creating different "rooms" throughout the garden, softened by mature planting.

The bungalow is ripe for a loft conversion/creation of a second floor which would create a large, stunningly positioned house. With its rural feel, yet convenience for local amenities and schools; gorgeously stylish living spaces and, above all, one of the best views in Newport, this unique home is sure to appeal to a wide variety of potential (and very lucky) new owners. FREEHOLD. COUNCIL TAX BAND D. EPC - D-67



Multi paned wooden entrance door to:

Entrance Hallway:

With beautiful engineered Oak flooring, the elegant hallway extends along most of the central width of the home, with access to the loft and stylish oak doors to:

Living/Dining/Kitchen:

22'3" max x 12'11" (6.79m max x 3.95m)

Spanning the depth of the home to one side; in crisp white decor; this beautifully light room combines kitchen, dining and sitting areas with its focus through the wide french windows which frame the fabulous



uninterrupted view of Carisbrooke Castle and the beautiful surrounding countryside as well as seamlessly leading onto the terrace. The kitchen is arranged to one end and fitted with a range of oak veneered cupboards which incorporate an integrated dishwasher and are topped by a slim corian style worktop with an inset stainless steel sink. Further spaces for a range style cooker with extractor hood over as well as a fridge/freezer. The innovative design features pull-out corner units; cantilevered storage and smart birch ply handles. A very useful (and very stylish!) utility area/pantry sits off the kitchen housing the gas fired boiler and provides space and plumbing for the washing machine.

Bedroom One:

12'11" max x 11'11" (3.94m max x 3.64m)

A beautifully light double bedroom which gives the flexibility to be used as an alternate cosy sitting room. The room has a handsome wood burning stove set to the chimney breast, and the multi paned rear doors open up to reveal that gorgeous castle outlook over the gardens.

Bedroom Two:

12'11" max x 11'11" (3.94m max x 3.65m)

Another well proportioned double bedroom in crisp white with a window to the side and another to the rear - again framing that stunning outlook.

Bedroom Three:

16'1" x 7'11" (4.92m x 2.42m)

Spanning the depth of the home to the other

end; this double bedroom has french doors which open out at the rear onto a secluded patio, with the garden beyond. Further window to the front.

Study:

12'10" x 5'2" (3.93m x 1.6m)

Set to the front of the home, with forward facing window. An ideal study, playroom or fourth bedroom.

Bathroom:

8'3" max x 7'1" max (2.54m max x 2.18m max)

Decadently spacious and stylishly designed; fitted with a sleek white suite of WC; wide vanity wash hand basin; bath with mixer tap/shower spray over and separate walk-in glass shower enclosure. The shower has a rainfall head as well as separate second spray. Two opaque front windows.

Parking and front garden:

A gently sloped driveway widens towards the house to provide plenty of parking, with a raised garden area to the front. Useful gated and covered side access provides great storage and leads through to the:

Rear Garden:

A large Millboard decked terrace seamlessly leads out from the living areas providing a beautifully sunny, maintenance-free entertaining space which directly faces the breathtaking view. The very large and mature gardens have been thoughtfully arranged into interconnecting



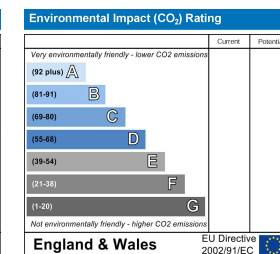
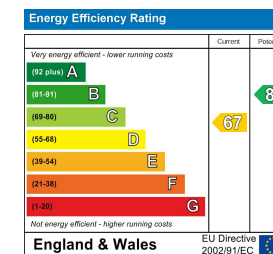
'rooms', all softened by beautiful established planting. Recent, sympathetic landscaping has transformed the sloping area into level terraces with a great balance of family areas and wildlife preservation. A large level lawn has been formed – ideal for family games - retained by a beautiful sleeper wall and with a handy shed. The next level has an appealing 'secret garden' feel with space for seating, a fire pit, greenhouse and cleverly created raised vegetable planters. The area even has its own convenient water supply! There are countless beautiful specimen trees as well as productive fruit trees, mature shrubs and year-round perennial colour. The gardens blend beautifully into the glorious countryside backdrop.

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.



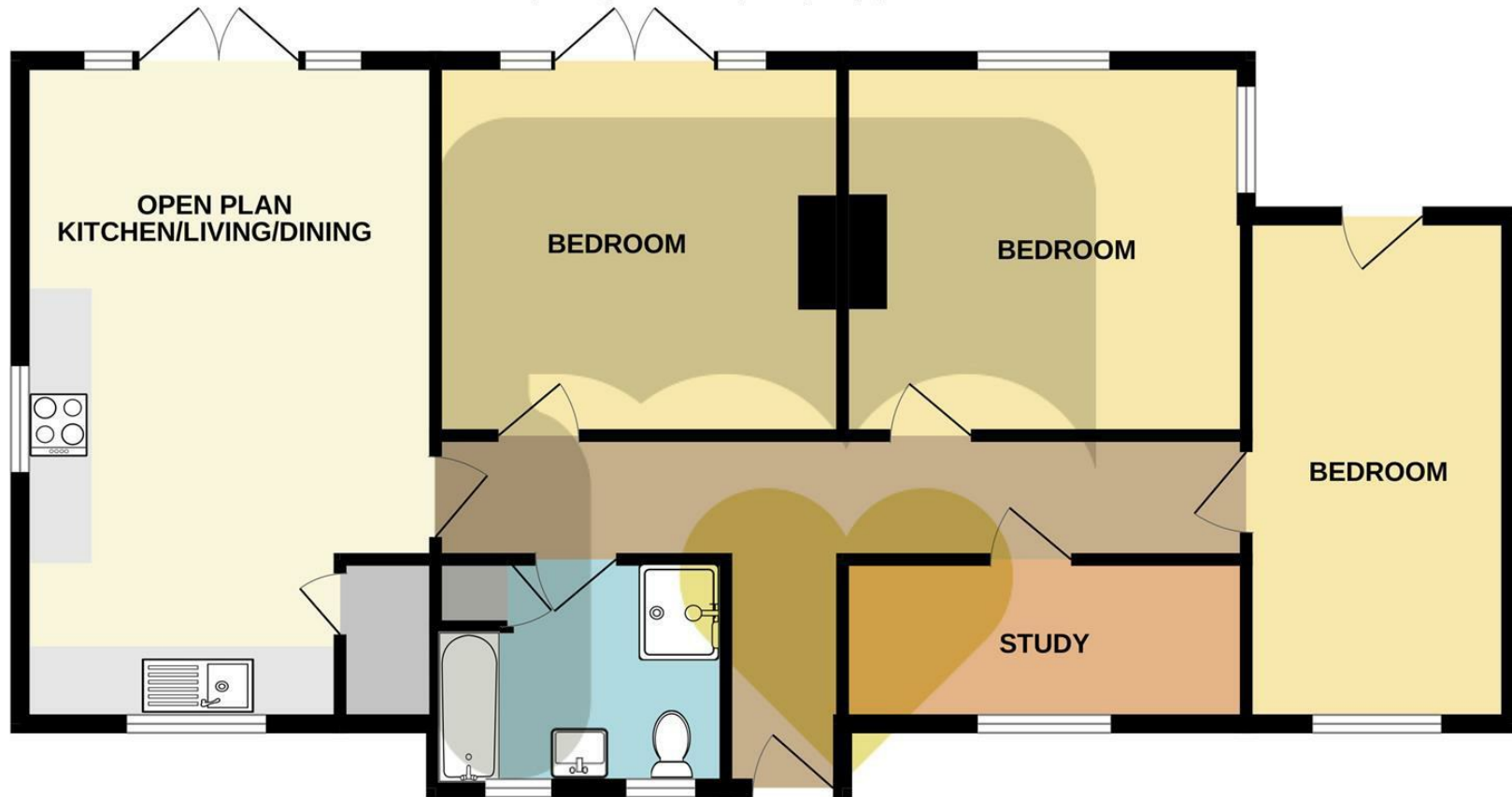




Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan

GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Arrange a viewing
Love this property and want to see more?
Call us on **01983 280555**

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Pop in for a chat

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my notes