



£299,950

23 BELLECROFT DRIVE, NEWPORT, ISLE OF WIGHT,  
PO30 2JD

Hose  
Rhodes  
Dickson









**£299,950**

## 23 BELLECROFT DRIVE, NEWPORT, ISLE OF WIGHT, PO30 2JD

Situated on a corner plot in a popular location on the outskirts of Newport town centre is this pretty detached bungalow.

The accommodation includes entrance hall, lounge, kitchen/diner, shower room, three bedrooms and a conservatory and benefits from double glazing and gas central heating.

Externally, the property sits in a delightful corner plot with pretty planted gardens to the front and side. To the rear is an attractive low maintenance garden with decked terrace and patio area. There is also a detached garage and off road parking.

The bustling county town of Newport with all of its amenities is just a short walk away, as is the bus station providing connections Island-wide. The property is also conveniently placed for all levels of schooling and is just a short drive from the mainland ferry connections at either Cowes, East Cowes or Fishbourne.

Early viewing is highly recommended

UPVC double glazed door with obscured glass panels into:-

**ENTRANCE HALL** Radiator. Telephone point. Built in storage cupboard. Access to roof space. Doors to:-

**LIVING ROOM** 15' 6" x 10' 6" (4.72m x 3.2m) A lovely bright room with large dual aspect UPVC double glazed windows to the front and side. Radiator. Gas log flame effect fire. Television point.

**KITCHEN/DINER** 8' 10" x 12' 1" (2.69m x 3.68m) A modern kitchen fitted with a range of matching wall and soft close base units with work surfaces over, incorporating a stainless steel sink with mixer tap. Built in AEG fan oven with Hotpoint hob over. Integral fridge and freezer. Space for table and chairs. Larder cupboard housing hot water tank. Further built in larder cupboard with space and plumbing for washing machine also housing the gas boiler. Dual aspect UPVC double glazed windows to side and rear. Radiator. UPVC double glazed door to rear garden.

**BEDROOM ONE** 12' 8" x 9' 11" (3.86m x 3.02m) A light and airy double room with dual aspect UPVC double glazed windows to the front and side. Fitted with a matching range of wardrobes and drawers. Television point. Radiator.

**BEDROOM TWO** 9' 11" min x 8' 8" (3.02m x 2.64m) A double room with UPVC double glazed window to the rear. Radiator.

**BEDROOM THREE** 6' 7" x 9' 10" (2.01m x 3m) Currently used as a study. Single room with French doors into the conservatory. Radiator.

**CONSERVATORY** 7' 11" x 16' 10" (2.41m x 5.13m) UPVC double glazed conservatory overlooking the garden with views of Newport and beyond.

**SHOWER ROOM** 5' 6" x 5' 9" (1.68m x 1.75m) Fully tiled. Obscured UPVC window to the rear. Fitted with a suite comprising push button flush WC sink fitted into a vanity unit and walk in shower cubicle. Radiator

**HEATING** Domestic hot water and heating, via a system of radiators, are provided by a 'Vaillant' gas boiler located within a larder cupboard in the kitchen

**OUTSIDE** The property sits on a delightful corner plot with the front and side gardens planted with a variety of well established ornamental trees and shrubs with a side gate leading to the rear garden. The rear garden is low maintenance with a lovely decked area and further patio at the end of the garden, small area laid to lawn which again is planted with a variety of flowers and shrubs. Timber shed. A path leads to the detached garage (16'5 x 8'11) located at the side of the property with up and over door and a lean to greenhouse at the side. Off road parking is available at the front of the garage.

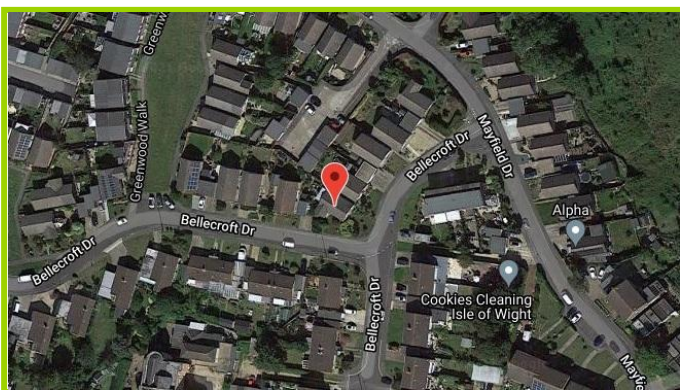
**Tenure** Freehold

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Where to find the property

23 Bellecroft Drive, Newport, Isle Of Wight, PO30 2JD



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

**Call our Newport office to arrange a viewing**  
**01983 521144 or email [newport@hrdiw.co.uk](mailto:newport@hrdiw.co.uk)**

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000 | East Cowes 219002 | Freshwater 212188 *Friendly service and local knowledge*

[www.hrdiw.co.uk](http://www.hrdiw.co.uk)

**Hose  
Rhodes  
Dickson**