



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# 35, Clatterford Road

Newport, Isle of Wight PO30 1PA



Offering spacious accommodation combined with unique cottage charm, this five-bedroom family home is conveniently positioned on the outskirts of Carisbrooke with fabulous views towards the historic castle.

- Charming five-bedroom detached house
- Well-maintained, modern interiors
- Ample, open-plan kitchen-living space
- Beautiful rear garden backing onto a field
- Generous driveway with a detached garage
- Spacious, flexible accommodation
- Picturesque views towards Carisbrooke Castle
- Two versatile reception rooms
- Family bathroom, shower room and en-suite wet room
- Convenient for village amenities and Newport town centre

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Perfectly set back from the road, this characterful double-fronted property is tucked away on a spacious plot with a large driveway to the front complete with a detached garage and a spacious garden to the rear backing onto a field with stunning views towards Carisbrooke Castle. Well-maintained and beautifully presented with modern neutral interiors, the accommodation offers plenty of practical family space with its multiple reception rooms featuring a generous open plan living-kitchen space which was extended by the previous owners; providing an ideal sociable setting for entertaining and family meal times. The property also boasts a total of five bedrooms, with the principal bedroom benefiting from a beautifully updated en-suite wet room, in addition to a fully-equipped ground floor bathroom and a first floor shower room.

The accommodation comprises an entrance hall leading to a sitting room and a snug; each with charming fireplaces. The entrance hall proceeds further to a family bathroom, a utility room and the generous open plan living space complete with a kitchen and access to the rear garden. A first floor landing leads to a shower room and five bedrooms featuring a spacious principal en-suite bedroom with fantastic views.

Surrounded by countryside walks, this historic village location is most famous for being the home of its magnificent castle and boasts an abundance of local amenities such as a well-stocked convenience store with a post office, highly regarded restaurants, two popular family pubs, and a medical centre with a pharmacy. The village also has four schools at primary and secondary level, and The Isle of Wight College is just two miles away. Supermarkets and Newport High Street are also within easy reach from the property offering plenty of amenities including a range of shops, cafes and restaurants, and a cinema. Frequent bus routes serve Clatterford Road and all Island bus services connect at the nearby Newport bus station. Mainland travel links are within easy reach with regular car ferry travel services from Fishbourne to Portsmouth and East Cowes to Southampton which are just a twenty-minute drive away, and the Cowes to Southampton high-speed foot passenger service is only a fifteen-minute journey from the property. Being centrally located means you are never far from all the wonderful delights that the island has to offer, including the beautiful West Wight with its unspoilt rugged coastline.

### **Welcome to 35 Clatterford Road**

Secluded by well-kept mature boundary hedging, a spacious block paved driveway provides a long approach to this attractive double-fronted home with its charming cottage-style windows perfectly arranged around a centrally positioned front door, sheltered by a porch canopy. Two side gates provide access to the rear garden and there is also access to a large storage shed attached to the side of the property, plus a detached garage located on the driveway.

### **Entrance Hall**

*extending to 12'08 (extending to 3.86m)*

Upon entering the traditional timber panel door, you are greeted by a well-presented entrance hall with neutral floor tiling coordinating with the wall decor. Warmed by a radiator with an attractive cover, this area has two round flush ceiling lights and a carpeted staircase with a white-painted spindle balustrade ascending to the first floor. White wooden panel doors open to two reception rooms and a glazed door continues to a lobby and further accommodation beyond. Also located here is a recessed cloak cupboard which houses an electrical consumer unit.

### **Snug**

*11'07 max x 1107 (3.53m max x 337.41m)*

Neutrally decorated, this well-presented space features wooden flooring and a characterful fireplace with a redbrick hearth mounted with a cast iron log-burning stove. Benefiting from access to an under-stair cupboard, this room also includes a modern spotlight fixture and a window to the front aspect.





### **Sitting Room**

*11'08 max x 11'06 (3.56m max x 3.51m)*

With a window to the front aspect, this inviting room is dressed with a wooden floor and neutral grey walls and has a charming feature fireplace with a coal-effect gas fire. A radiator and a television aerial connection are also located here.

### **Lobby**

With a few wooden steps down from the entrance hall, this space has a tile floor which continues through to the kitchen area via an open doorway. Fitted with a radiator and a round flush ceiling light, this area features a Velux window and a decorative stained glass door to the rear garden. Two panel doors open to a family bathroom and a utility room.

### **Family Bathroom**

Dressed with a blue wall decor and warm neutral floor tiles, this well-presented bathroom accommodates a fabulous claw foot bath with vintage-style fixtures and a separate double-sized, walk-in shower cubicle featuring a rainfall-effect shower fixture. Fitted with a dual flush w.c. and a wall-mounted hand basin with a decorative glass splashback, this large bathroom also includes a white heated towel rail and recessed spotlights.

### **Utility Room**

*8'09 x 4'02 (2.67m x 1.27m)*

Updated by the current owners, this convenient space provides the benefit of a separate space for laundry-related tasks and is fitted with modern base and wall cabinets in cream with a dark countertop. With a white metro tile splashback, the countertop incorporates a stainless steel sink beneath a window to the rear aspect and there is space with plumbing beneath for two laundry appliances. Finished with grey walls and a dark vinyl floor, this room also benefits from a heated towel rail, an extractor fan and recessed spotlights. Additionally, a Vaillant gas boiler is neatly concealed within one of the cupboards.

### **Open Plan Living-Kitchen Space**

*32'01 x 13'11 max (9.78m x 4.24m max)*

Providing plenty of space to accommodate a family dining set, the kitchen is fitted with a range of charming base and wall cabinets in a soft neutral shade which provide a good combination of cupboards and drawers, as well as an integrated fridge. With a white metro tile splashback, a wooden countertop incorporates a five-ring gas hob with a decorative glass splashback, and a characterful butler sink featuring an instant boiling water tap beneath a window to the side aspect. Two integrated electric ovens are conveniently fitted in an elevated position and there is space to accommodate an American-style fridge-freezer as well as under-counter space with plumbing for a dishwasher. Lit by recessed spotlights, the kitchen area is fitted with floor tiling in a range of warm neutral shades, providing a subtle contrast with the light neutral floor tiles in the living area.

Continuing to the living area, plenty of natural light fills the room from its dual aspect glazing comprising French doors to the rear and a window on either side of additional French doors to the side, each opening to the patio terrace and rear garden beyond. Finished with a grey wall decor which continues to the kitchen, this area is fitted with two radiators and a multi-spotlight fixture.

### **First Floor Landing**

This split-level first floor landing continues with the cosy grey carpet and neutral wall decor from the staircase. Including two ceiling lights and a recessed storage cupboard, the landing has a series of white panel doors leading to each of the bedrooms and a shower room.



### **Principal Bedroom**

*21'10 max x 13'10 (6.65m max x 4.22m)*

Bathed in natural light, this spacious bedroom boasts a dual aspect with two windows to the side and a large window to the rear offering picturesque views towards the castle. Warmed by a radiator, this neutrally decorated room also benefits from a substantial set of built-in wardrobes with charming wooden doors and access to an en-suite wet room. This beautiful bedroom is finished with wooden flooring and also contains a pendant light fixture.

### **En-suite Wet Room**

Updated approximately four years ago, this stylish en-suite is presented with a modern grey colour theme and is finished with large-scale, stone-effect tiling with two wall recesses for shelving. Warmed by a chrome heated towel rail, the space incorporates a fabulous rainfall-effect shower area with chrome wall fixtures and there is a wooden unit topped with a beautiful stone hand basin with an illuminated mirror above. Lit by recessed spotlights, this wet room also includes a dual flush w.c. and an extractor fan.

### **Bedroom Two**

*11'09 x 11'06 max (3.58m x 3.51m max)*

Again, featuring a lovely wooden floor and neutral walls, this double bedroom benefits from a window to the front aspect and access to a recessed storage cupboard above the stairwell. Also located here is a pendant light fixture and a radiator.

### **Bedroom Three**

*11'07 x 8'11 (3.53m x 2.72m)*

Continuing with the cosy carpet from the landing, this third double bedroom is decorated with a warm neutral shade on the walls and has a window to the front aspect with a radiator beneath. A pendant light fixture is also located here.

### **Bedroom Four**

*9'08 x 9'06 (2.95m x 2.90m)*

Replicating the decor from bedroom three, this fourth double bedroom has a window to the side aspect and a radiator to keep the room cosy. This carpeted bedroom also includes a pendant light fixture and a ceiling hatch leading to a spacious, boarded loft space.

### **Bedroom Five**

*11'08 x 6'06 (3.56m x 1.98m)*

With lovely views to the castle, this bedroom has a window to the rear and side aspect, allowing for plenty of natural light. Ideal as a single bedroom, this room is decorated with a light blue shade on the walls and is fitted with the grey carpet from the landing. Fitted with a pendant light fixture, this room also has a partially sloped ceiling and radiator.

### **Shower Room**

Finished in a neutral colour scheme, this shower room is fitted with large-scale floor tiles and has a dual flush w.c. and a pedestal hand basin with a tiled splashback. With sliding clear glazed doors, a shower cubicle with a mosaic-style tile surround occupies one wall and is fitted with chrome shower fixtures. Warmed by a heated towel rail, this space also has a flush round ceiling light and a loft hatch.



### **Rear Garden**

Enjoying a wonderful scenic outlook towards Carisbrooke Castle beyond a neighbouring field, this south-east facing garden attracts an abundance of local wildlife and is fully enclosed with well-kept hedging and two wooden side gates leading to the front driveway. Connecting with the living area of the home, a patio terrace with external lighting wraps around the property, providing a perfect spot to arrange outdoor seating or even a hot tub with convenient access to external socket points. Beyond the terrace is a large, partially sloped lawn space which extends to one side of the property providing a wide area with a large storage shed attached to the side of the property in addition to a freestanding shed. A wide gravel area on the adjacent side of the property offers further space for storage.

### **Parking**

Located to the front of the property, a spacious block paved driveway provides parking for multiple vehicles and there is a detached, single-sized garage with white-painted wooden double doors.

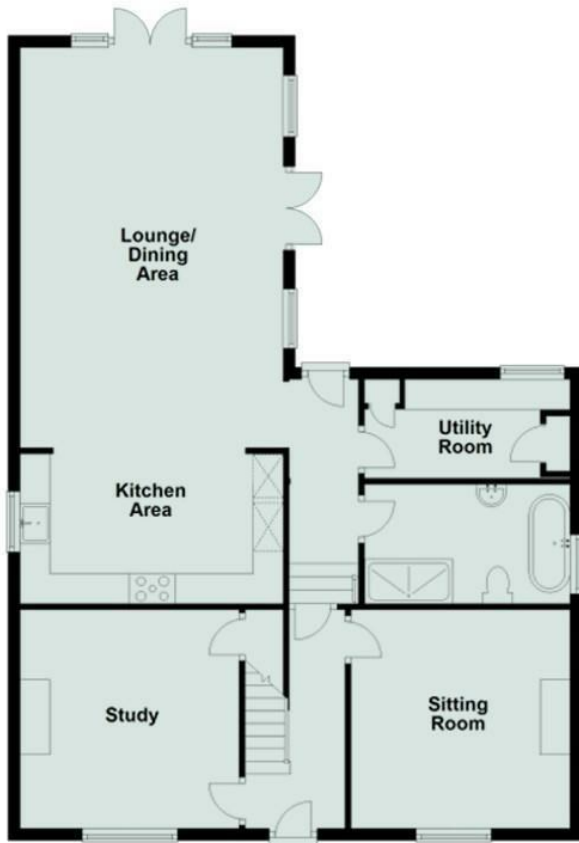
Offering the best of both worlds, this delightful family home is conveniently located for countryside walks as well as plenty of village amenities, and boasts plenty of versatile accommodation plus an idyllic garden setting with picturesque views beyond. An early viewing with the sole agent Susan Payne Property is highly recommended to fully appreciate this beautiful property.

### **Additional Details**

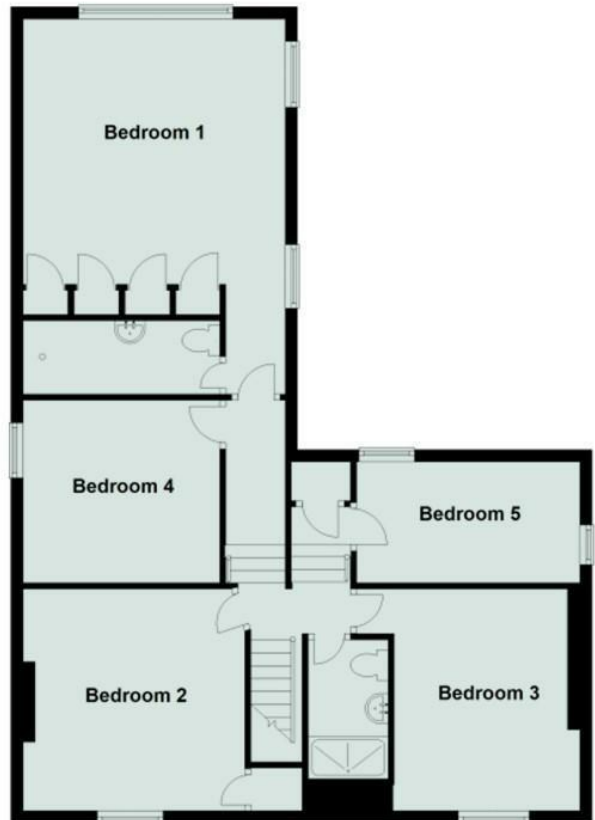
Tenure: Freehold

Council Tax Band: F

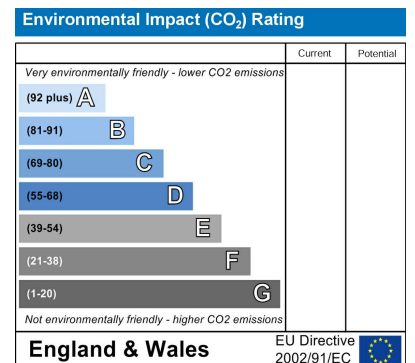
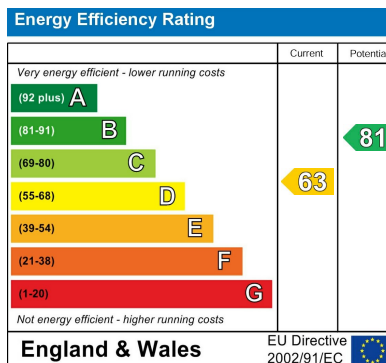
Services: Mains water and drainage, electricity, gas central heating.



Ground Floor



First Floor



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