



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# 16, Alvington Road

Newport, Isle of Wight PO30 5AR



Set in a highly sought-after location with fantastic panoramic views, this beautifully presented three-bedroom home offers a desirable open-plan lifestyle and benefits from off-road parking plus a generous rear garden.

- Detached three-bedroom home
- Fresh, modern interiors throughout
- Well-maintained and modernised over the years
- Situated on a large plot with generous gardens
- Near to Carisbrooke village and Newport High Street
- Spacious open plan living space
- Kitchen-breakfast room and a utility/boot room
- Panoramic, far-reaching scenic views
- Highly sought-after, peaceful location in Newport
- Driveway with carport and garage to the rear

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

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Offering the best of both worlds, 16 Alvington Road provides a convenient yet idyllic lifestyle with the surrounding countryside to enjoy and plenty of local amenities within easy reach. This highly desirable home is superbly presented and has been upgraded over the years to offer a spacious open-plan living environment which seamlessly connects with a beautiful kitchen-breakfast room - perfect for those seeking a sociable setting to entertain family and friends. Full of natural light, the accommodation is beautifully arranged with an entrance hall leading to a convenient ground floor cloakroom and the spacious lounge-dinner which connects to a conservatory with fabulous views over the rear garden. The living area seamlessly flows to a beautiful kitchen-breakfast room complete with integrated appliances and access to a handy utility/boot room. Forming the first floor level is a landing which proceeds to a family bathroom and three well-presented bedrooms with fabulous far-reaching scenic views from the rear. Occupying a spacious plot, outside is equally as special with a large front garden and a generous rear garden complete with a summer house offering versatility to be used for multiple purposes. A further highly sought after feature of this home is off-road parking provided by a driveway sheltered by a carport and a garage, accessed directly from the rear garden gate.

This beautiful home enjoys a peaceful, highly sought after position along a no-through road with many local amenities nearby within the village of Carisbrooke. This historic 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. With rural surroundings on the doorstep and Newport High Street just a twenty-minute walk from the property, this convenient home is the perfect base for taking advantage of beautiful countryside walks as well as plenty of town centre amenities including a range of shops, cafes and restaurants, and a cinema. A frequent bus route serves nearby at Calbourne Road and all Island bus services connect at the 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 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 beaches and rugged coastline.

### **Welcome to 16 Alvington Road**

This attractive red brick detached house is nestled within its large, fully-fenced front garden, providing seclusion from the road. Passing mature shrub plants and a lovely green lawn, a set of wide steps lead down to the home and merge with a concrete pathway spanning the front of the house and continuing to the side providing access to the rear garden. A smart, wood-effect composite door in white with a decorative glazed panel opens to the entrance hall.

#### **Entrance Hall**

*extending to 15'03 (extending to 4.65m)*

Superbly presented, the entrance hall is finished with fresh neutral interiors which continue throughout the majority of the home including a coordinating cosy carpet. Warmed by a radiator, this space has a staircase to the first floor with a storage cupboard beneath housing an electrical consumer unit. The entrance hall leads to the lounge-diner and ground floor cloakroom, also located beneath the stairwell.

#### **Cloakroom**

With an opaque glazed window to the side aspect, this carpeted space provides a dual flush w.c. and wall-mounted hand basin with white splashback tiling.



### **Lounge-Diner**

*25'10 x 12'0 max (7.87m x 3.66m max)*

Spacious and full of natural light, this open plan room provides a lounge with a decorative window to the front and a dining area with glazed sliding doors to the conservatory. A wide squared opening within the dining area provides a seamless connection with the kitchen, and a feature fireplace with a chunky wood surround creates a charming focal point within the lounge. This carpeted space also has a radiator and a gas fire with an attractive cover housing a back boiler.

### **Conservatory**

*9'03 x 6'03 (2.82m x 1.91m)*

Enjoying a scenic outlook over the rear garden, this carpeted conservatory has full-length glazing to the side and front with a sliding door to an elevated outside deck leading down to the rear garden.

### **Kitchen-Breakfast Room**

*16'0 x 8'0 (4.88m x 2.44m)*

Offering a modern cottage style, the kitchen is fitted with a range of cream cabinetry providing drawers, cupboards, display units, and a bottle rack. The cabinets also boast plenty of integrated appliances including a dishwasher, a washing machine, a fridge-freezer, and an electric oven beneath a microwave. With splashback tiling in white, a solid wood countertop incorporates a breakfast bar, a gas hob beneath a steel cooker hood, and a 1.5 composite sink and drainer beneath a window to the rear, framing a wonderful rural view beyond the garden. Featuring an internal side window and glazed door to the utility/boot room, the kitchen is beautifully finished with a light, wood-effect laminate floor, and two pendant light fittings.

### **Utility/Boot Room**

*13'02 x 3'02 (4.01m x 0.97m)*

As demonstrated by the current owner, this handy lean-to side conservatory provides a convenient space for a dryer and has opaque glazing to the side plus a glazed door to the rear garden. Fitted with a grey wood-effect vinyl floor and wall lighting, this room could also be utilised as a boot room, with plenty of space to accommodate footwear and coats after those long countryside walks.

### **First Floor Landing**

Featuring a window to the side aspect, this naturally light space has a series of white doors proceeding to two double bedrooms, a single bedroom, and a family bathroom. Also located here is a wall light fitting and a ceiling hatch with a ladder leading to a boarded loft. The cosy neutral carpet from the staircase continues here and into each of the bedrooms.

### **Bedroom One**

*12'0 x 11'11 (3.66m x 3.63m)*

This spacious, light and airy bedroom enjoys a large decorative window to the front aspect and has plenty of space to accommodate bedroom furniture. Warmed by a radiator, this room also includes a pendant light fitting and a papered feature wall in a delicate green leaf design.

### **Bedroom Two**

*12'09 x 10'04 (3.89m x 3.15m)*

Decorated with a soft-pink wall decor, this second double bedroom benefits from a double built-in wardrobe and a large window to the rear offering panoramic views of the scenic landscape. A pendant light fitting and a radiator are also located here.



### **Bedroom Three**

*9'05 x 8'0 (2.87m x 2.44m)*

The smallest of the three bedrooms, this room also offers picturesque views from a window to the rear aspect with a radiator located beneath. Additionally, this bedroom has a pendant light fitting and a light-pink feature wall.

### **Family Bathroom**

Finished with neutral wall and floor tiling and contrasting dark green walls, this bathroom is well-presented and enjoys natural light from an opaque, decorative window to the front. A matching suite comprises a dual flush w.c, a pedestal hand basin, and a bath with a Mira electric shower unit over. Also located here is a chrome heated towel rail and a round flush ceiling light.

### **Rear Garden**

Offering scenic views from the elevated conservatory deck, the generous rear garden is enclosed with fencing and hedging and provides plenty of space for outdoor entertaining and family playtime. A paved terrace at the top leads to a storage shed and a side pathway passing an extensive green lawn planted with spring bulbs, shrub borders, and a couple of mature trees. The pathway continues to the bottom of the garden revealing a large summer house with power and lighting plus a paved terrace secluded by mature shrubs for privacy. Beyond the summer house, the pathway continues to an additional storage shed, a gate to the driveway and garage, and a raised gravel seating area surrounded by well-established planting, offering a peaceful tucked-away spot.

### **Parking**

Accessed via Alvington Close, off-road parking for up to two vehicles is provided by a driveway sheltered by a carport alongside a green single-sized garage benefiting from power and lighting.

Located within easy access to plenty of local amenities and rural surroundings, 16 Alvington is a beautifully presented family home offering a desirable lifestyle and plenty of outside space to enjoy. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Information**

Tenure: Freehold

Council Tax Band: D

Services: Mains water and drainage, electricity, gas.



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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