

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

6, Alvington Road

Newport, Isle of Wight PO30 5AR



£375,000
FREEHOLD



Situated in a quiet, elevated position with fantastic views, this superbly presented period property benefits from a modern, flowing layout, private parking and an extensive, well-established rear garden.

- Detached period home set in an elevated position
- Chic, contemporary interiors throughout
- Private off-street parking for up to three vehicles
- Far-reaching views over Newport and beyond
- Convenient and peaceful location in Newport
- Three good-size bedrooms and two bathrooms
- Open plan living room, dining room and kitchen
- Updated and well-maintained throughout
- Landscaped rear garden with choice of terraces
- Near to Carisbrooke village and Newport High Street

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

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This fabulous home has been updated throughout, with elegant, neutral décor and contemporary upgrades which perfectly complement the period character and charm of the property. Added benefits include gas central heating, a fantastic multifuel stove and double glazing throughout. Accommodation comprises a porch, welcoming entrance hall, a spacious lounge with doors opening to the dining room which is open plan to the beautiful kitchen, a lobby and a shower room on the ground floor, with a landing, three bedrooms and a bathroom on the first floor. Outside there is private parking, a charming front garden with trees which enhance privacy, a useful side path and an expansive rear garden, complete with well-established planting, terraces and a garden cabin.

Set in an elevated position with lovely views, this beautiful home is situated in Carisbrooke, on the south western outskirts of Newport. This popular village enjoys a range of amenities and is most famous for being the site of the historic Carisbrooke Castle, and benefits from a range of shops, places to dine out and a choice of good schools. Only ten minutes from the countryside and Newport town centre, Alvington Road is a perfect base for enjoying tranquil walks as well as the vibrant shops, cinema and restaurants that Newport has to offer. 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 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.

Welcome to 6 Alvington Road

From popular Alvington Road, a parking area provides plenty of space for up to three vehicles, and a decked stepped path leads down of the front garden and on to the smart red-brick façade of the house. French doors open into a small porch, which has decorative floor tiles and a smart blue hardwood front door.

Entrance Hall

Fresh white décor and attractive vinyl plank timber flooring combine to create a welcoming space, with twin decorative pendant lights, a radiator with ornate cover and a pair of doors which provide access into the useful understairs storage space. Stairs lead up to the first floor, and an open doorway leads into the dining room.

Lounge

15'0" max x 11'11" (4.58m max x 3.65m)

Beautifully presented, the lounge is finished in a fabulous combination of soft blue and grey walls and solid oak flooring, with a large curved bay window filling the room with natural light and offering views over the front garden. The room benefits from a central chandelier and wall lighting, and is arranged around a recently installed multifuel stove, set in a chimney breast with a decorative white surround and stone hearth. Double doors connect the lounge to the dining room.

Dining Room

11'9" x 10'5" (3.60m x 3.20m)

The dining room is at the heart of the home, with large sliding doors giving access to the rear terrace and providing a lovely view over Newport to the downs beyond. There is a central chandelier and plenty of space for a large dining table. The dining room is open plan to the kitchen, blending seamlessly with the kitchen cabinets and worktop extending into the dining area to offer additional storage, and the high-quality vinyl plank timber flooring flowing between the spaces.



Kitchen

8'6" x 7'6" (2.61m x 2.31m)

The kitchen comprises a fantastic mix of base and wall cabinets, with stainless steel hardware, contrasting dark worktops and contemporary grey tiled splashbacks. There is a triple window to the side aspect with a white ceramic sink under, recessed spotlighting, under cabinet lighting, and integrated appliances including a NEFF double oven, NEFF gas hob and matching hood over, plus there is space for a dishwasher and a fridge/freezer. A part glazed door leads into the rear lobby.

Lobby

Conveniently positioned and ideal for coats and shoes, and with a wall light and hardwearing tiled floor, the lobby has steps down to an external door to the side path and a door into the shower/utility room.

Shower/Utility Room

An extremely useful room, with a Velux window, recessed spotlights and an extractor. There is a corner shower, tiled in white, a wall mounted basin with a mixer tap and tiled splashback and a matching dual-flush low-level WC. There is also space and plumbing for a washing machine.

First Floor Landing

A characterful turning staircase is neutrally carpeted and leads up to the first-floor landing, which has a window to the side aspect and a pendant light. Panel doors give access to all three bedrooms and to the family bathroom, and an access hatch to the loft, which has a pull-down ladder, boarding and a light.

Bedroom One

12'0" x 11'11" (3.66m x 3.64m)

The primary bedroom has a triple window looking out over the front garden, a central chandelier and a large fitted wardrobe, and is finished in a soft blue and grey scheme over a neutral carpet.

Bedroom Two

11'11" x 10'5" (3.65m x 3.20m)

Another generously sized room, with a window to the rear aspect providing a fabulous view over Carisbrooke, Newport and to the downs beyond. There is also a central chandelier, chic green walls and neutral carpet.

Bedroom Three

8'6" x 7'8" (2.61m x 2.34m)

The well-proportioned third bedroom has a window to the rear with lovely views, a central pendant light and soft neutral walls over a neutral carpet. There is also a full-height built-in cupboard which is home to the combi boiler.

Family Bathroom

With fully tiled walls, a grey timber-vinyl floor, window to the front aspect with patterned glass for privacy, recessed spotlighting and an extractor, the family bathroom is light and bright with plenty of space. A white suite consists of a full-sized P-shaped bath with a shower over complete with a glass screen, pedestal basin with heritage taps and a dual-flush low-level WC.

Outside

To the front, the parking area is neatly screened from the house with trees, creating a private garden with a raised seating area, surrounded by colourful planting. The wide side path connects to the back garden via a secure gate, and provides plenty of room for bin storage and a woodstore. To the rear, a terrace outside the dining room provides a wonderful outside dining area, with steps down to a pathway which connects to the rest of the garden. A long lawn is surrounded by well-established planting, hedging and trees to create a private space, and leads down to the bottom of the garden, which benefits from a wide terrace with a shed/summerhouse and veranda, plus a further seating area. The garden is enclosed with a mix of high-quality fencing and mature hedging.



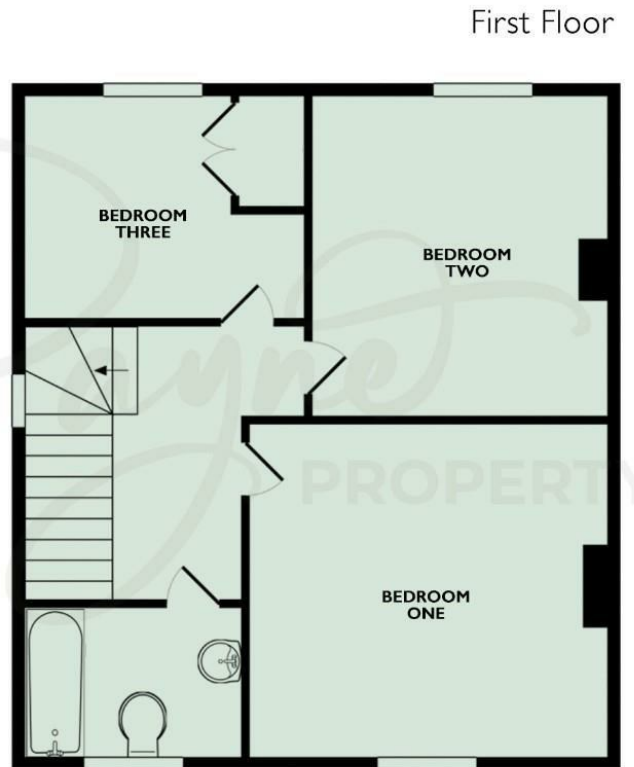
6 Alvington Road presents an enviable opportunity to purchase a well-presented, beautifully finished detached family home, set in an extremely popular and convenient location - an early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Mains water, gas, electricity and drainage



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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