



1, Hampshire Crescent

Newport, Isle of Wight PO30 5RX



Updated by the current owners, this three-bedroom semi-detached family home is conveniently located on the outskirts of Newport and benefits from plenty of driveway parking and generous gardens front and rear.

- Well-maintained and updated throughout
- Open plan kitchen/diner with doors to the garden
- Recently upgraded new kitchen and bathroom
- Driveway parking and lawns to the front of the property
- Short walk from Newport town centre amenities
- Three bedrooms and two reception rooms
- Prime position next to large, open green space
- Spacious rear garden, mainly laid to lawn
- Double-glazing and gas central heating
- Close to local schools, hospital and Isle of Wight College

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

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1 Hampshire Crescent is a spacious three-bedroom semi-detached family home, set in an incredibly convenient location. Positioned in a prime location at the very edge of a popular estate, and benefitting from surrounding large, open green spaces and an abundance of glazing to create a light, bright ambience, the property has been updated by the current owners in a stylish, neutral style throughout. Major recent upgrades include a chic, new kitchen which has been made open-plan to the dining room, and a luxurious new bathroom on the first floor. A lean-to storage area and cloakroom is a useful space, and could offer further potential.

The property is situated in the popular Camp Hill area, close to a number of major Island employers, and just a short walk from Newport town centre, which gives access to a range of shops, cafés, bars, a night club, cinema, and restaurants, and is home to the Island's central bus station which gives you public transport links across the whole Island. Footpaths and bridleways criss-cross the Island, and are easily accessible from Hampshire Crescent, opening up a wide variety of fabulous rural and riverside walks and rides. Being centrally located means you are never far from the spectacular beaches and rugged countryside that the Island has to offer, including the beautiful West Wight. Regular car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton are both within a 20-minute drive from the property and the Cowes to Southampton catamaran service is located only 5 miles away.

Welcome to 1 Hampshire Crescent

From this popular residential Crescent, a driveway leads between lawns to the front porch of the property, which has double glazed sliding doors and creates a welcoming entrance to the home. A UPVC double glazed door and a glazed panel lead into the entrance hall.

Entrance Hall

extending to 11'5" (extending to 3.49m)

Light and bright, with white walls and a neutral carpet, the entrance hall has stairs to the first-floor, and stripped pine doors to the lounge and to the kitchen. There is also a small door to a useful understairs cupboard, which is also home to the electric consumer panel and meter.

Lounge

15'5" x 11'6" (4.71m x 3.52m)

The spacious lounge is presented in a stylish combination of white walls and a feature green chimney breast, and has a wonderfully large bay window which fills the room with natural light. The lounge is finished with a neutral carpet.

Kitchen

9'8" x 9'4" (2.97m x 2.87m)

Recently replaced, the new kitchen is beautifully presented with a mix of base and wall cabinets, with sleek grey handle-less doors complemented by fabulous light worktops and stylish laminate flooring. Lighting is a combination of recess spotlights and plinth lights, and there is a window overlooking the rear garden. Integrated appliances include an oven, gas hob and matching extractor hood over, and there is space for a washing machine and fridge/freezer, plus there is an integral sink and drainer complete with an elegant mixer tap. A door provides access to a pantry, which has built-in shelving and its own window, and there is a door that leads into the lean-to. The kitchen is open plan to the dining room.

Dining Room

11'11" x 9'5" (3.64m x 2.88m)

Another light and bright space, with large, sliding doors providing a lovely garden view and access to the terrace. The white décor continues over a soft green carpet, and there is plenty of room for a dining table and chairs.



Lean-to

7'6" x 7'3" max (2.31m x 2.22m max)

Conveniently located just off the kitchen, and with doors to the driveway and to the rear garden, the lean to is an extremely useful space which could offer further potential. There is also a cloakroom within the lean to, which has a separate door, providing a useful ground floor WC.

First Floor Landing

6'11" x 9'1" over stairs (2.13m x 2.79m over stairs)

A large window looks over the large green space to the side of the house and fills the landing and stairwell with natural light. Stripped pine doors lead to all three bedrooms and to the bathroom, and a hatch provides access to the loft, which benefits from enhanced insulation and is partially boarded for additional storage.

Bedroom One

11'10" x 11'6" (3.63m x 3.51m)

The primary bedroom is a good-size, with neutral décor and carpet, a feature chimney breast in green, and a large window which provides views to the front aspect.

Bedroom Two

10'9" x 9'4" (3.28m x 2.87m)

Another well-proportioned room, bedroom two has white walls and a neutral carpet, a window to the rear which also looks over the surrounding green space, and has the added benefit of a large built-in wardrobe.

Bedroom Three

10'1" max x 7'4" max (3.08m max x 2.26m max)

The third bedroom has a window to the front aspect, white décor and attractive wood-laminate flooring and a useful built-in over-stairs cupboard.

Bathroom

9'1" max x 6'2" (2.78m max x 1.89m)

Luxuriously appointed, the recently refurbished bathroom is contemporary and has a calming ambience. Modern grey wall tiles combine with a dark floor and a window to the rear aspect, which has patterned glass for privacy. There is a full-height airing cupboard, which is home to the Glow Worm combi boiler, which is only approximately two years old. A fantastic white suite comprises a P-shaped bath, complete with shower over and a sleek glass screen, a contemporary pedestal basin with a mixer tap and a mirror cabinet over, a matching dual-flush WC and a heated chrome towel rail.

Outside

To the front, a driveway provides plenty of parking for multiple vehicles, and has a lawn either side. To the rear, the spacious garden is mainly laid to lawn, enclosed by a characterful brick wall to one side and fencing to the remaining boundaries. A paved terrace spans the rear elevation of the house, providing a fabulous outdoor seating or dining area.

1 Hampshire Crescent presents an enviable opportunity to purchase an updated property, set in an extremely popular and convenient location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

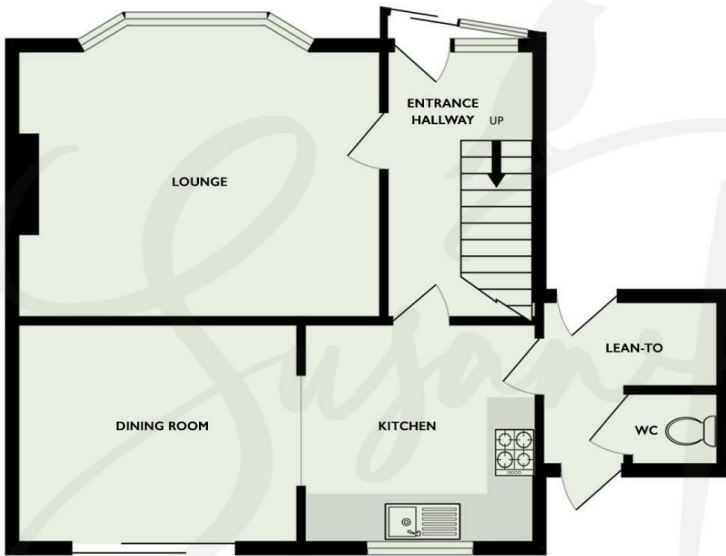
Tenure: Freehold

Council Tax Band: C

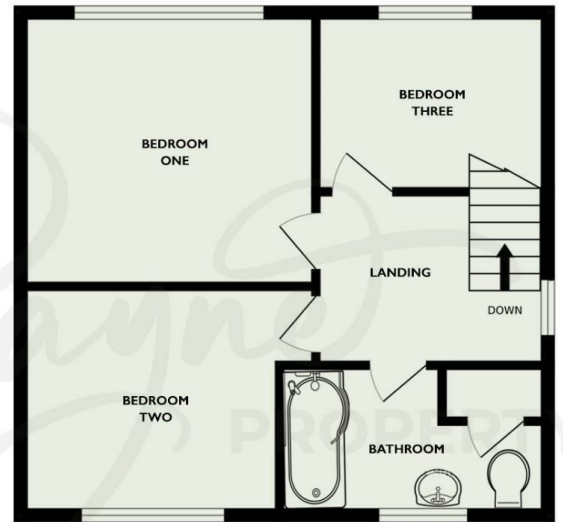
Services: Mains water, gas, electricity and drainage



Ground Floor
524sqft (48.7sqm) approx.

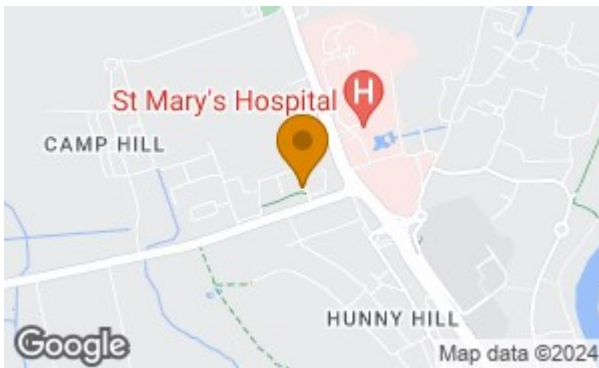


First Floor
458sqft (42.6sqm) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 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			
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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