

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

13, Cosham Close

Newport, Isle of Wight PO30 2FL



Set in a prime position on a quiet cul-de-sac within an exclusive development, this beautifully presented three-bedroom semi-detached home enjoys a fantastic outlook and is close to plenty of amenities.

- Stunning semi-detached three-bedroom family home
- Well-maintained and updated by the current owners
- Recently landscaped, fully enclosed rear garden
- Allocated parking for two vehicles directly outside
- Convenient central Island position close to amenities
- Presented to a very high standard throughout
- Rural walks and rides on the doorstep
- Family bathroom, cloakroom and primary en-suite
- Prime position with fabulous rural views
- Double-glazed windows and biomass central heating

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

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This attractive three-bedroom home on popular Cosham Close has been cosmetically updated by the current owners and is now presented in a chic, contemporary scheme, with modern decor and high-quality finishes throughout. The property is light and bright throughout, and also benefits from double glazing and a centralised community Biomass heating and hot water supply, giving fantastic efficiency. Accommodation comprises a welcoming entrance hall, spacious lounge with French doors to the garden, kitchen and cloakroom on the ground floor, with three bedrooms, one of which is ensuite, and a family bathroom on the first floor.

13 Cosham Close is situated in a convenient location on the edge of the exclusive Bluebell Meadows development, and with a beautiful nature reserve located right on the doorstep, the property is perfectly placed to explore the great outdoors and comes with countryside views. Newport town centre is just a short walk from the property which benefits from a range of shops, cafés, bars, a night club, cinema, and restaurants, with the bus station providing links across the whole Island. 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 13 Cosham Close

Tucked away in a private spot at the end of this popular close, No 13 has allocated parking for two vehicles directly outside. A paved pathway leads between slate beds and mature planting to the immaculately presented façade of the house. A smart composite front door leads into the entrance hall.

Entrance Hall

extending to 15'11" (extending to 4.87m)

The welcoming entrance hall is presented in a chic neutral colour scheme, with high quality carpet and fresh white woodwork. Stairs lead to the first floor, and there are doors to the kitchen, lounge/diner, cloakroom and to a large understairs cupboard which provides useful storage and is also home to the boiler and electrical panel.

Kitchen

11'5" x 9'3" max (3.48m x 2.82m max)

A fabulous mix of floor and wall units are finished in contemporary grey and complemented by elegant décor, attractive wood-laminate worktops, grey metro tiled splashbacks and a contemporary wood-vinyl floor. A perfectly positioned window looks over the front garden and on to the wild meadow beyond. There is an integrated oven, hob with concealed hood over and an integrated sink and drainer with a mixer tap, plus there is space and plumbing for a washing machine and dishwasher and space for a fridge/freezer.

Lounge/Diner

15'8" x 14'4" max (4.80m x 4.39m max)

Generously proportioned, this space benefits from glazing and French doors giving views over the rear garden and filling the room with natural light. The soft neutral scheme continues, and there is plenty of space for both lounge and dining furniture.

Cloakroom

5'8" x 4'8" (1.73m x 1.43m)

The useful ground floor cloakroom is a good size and has a white suite comprising of a pedestal basin with mixer tap and a low-level WC with dual flush.



First Floor Landing

extending to 9'10" (extending to 3.02m)

A characterful turning staircase, complete with plush carpet leads up to the first-floor landing, where the contemporary décor continues. There is a hatch to access the loft space, and double-doors giving access to a large airing cupboard, which is also home to the hot water cylinder. Fresh white doors lead to all three bedrooms, the family bathroom and a full height storage cupboard.

Bedroom One

12'1" max x 10'7" (3.70m max x 3.24m)

Bedroom one is presented in a calming scheme with soft neutral walls complementing the high-quality carpet. There is a window to the front aspect which looks over the rural meadow adjacent to the property, and there are doors to an over stairs cupboard and to the ensuite bathroom.

Ensuite

6'3" x 3'10" max (1.92m x 1.18m max)

Perfectly proportioned, the en-suite comprises of a generous shower, white pedestal basin and low-level WC with dual flush. Grey tiling complements the neutral walls and vinyl flooring, and there is a window to the front aspect with patterned glass for privacy.

Bedroom Two

12'3" x 8'3" (3.75m x 2.53m)

The second bedroom is light and bright, with neutral decoration and a window providing far reaching views over rooftops and up to the downs.

Bedroom Three

9'1" x 6'9" (2.78m x 2.08m)

Bedroom three is presented in a neutral scheme, and also has a window with fantastic views.

Family Bathroom

8'3" x 6'7" (2.53m x 2.02m)

The good-size family bathroom has a calming ambience, with a white suite comprising a full size bath with a shower over, complete with a glass screen, a pedestal basin with a mixer tap and a large mirrored cabinet over, and a low-level WC with dual flush.

Outside

To the front, slate chipped beds have plenty of room for pots and perfectly complement the red brick façade of the house. A paved side path gives useful access to the rear garden, and also provides a space to tuck the bins away. To the rear, the sunny, low maintenance garden is a mix of patio, gravel borders and low-maintenance lazy-lawn, creating a wonderful outside seating or dining area. The garden also features a substantial shed, finished in contemporary grey, and the area is enclosed with a combination of walls and high-quality fencing.

13 Cosham Close represents an enviable opportunity to acquire a stylish three-bedroom family home, located in a sought-after and extremely convenient location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Additional Details Tenure: Freehold

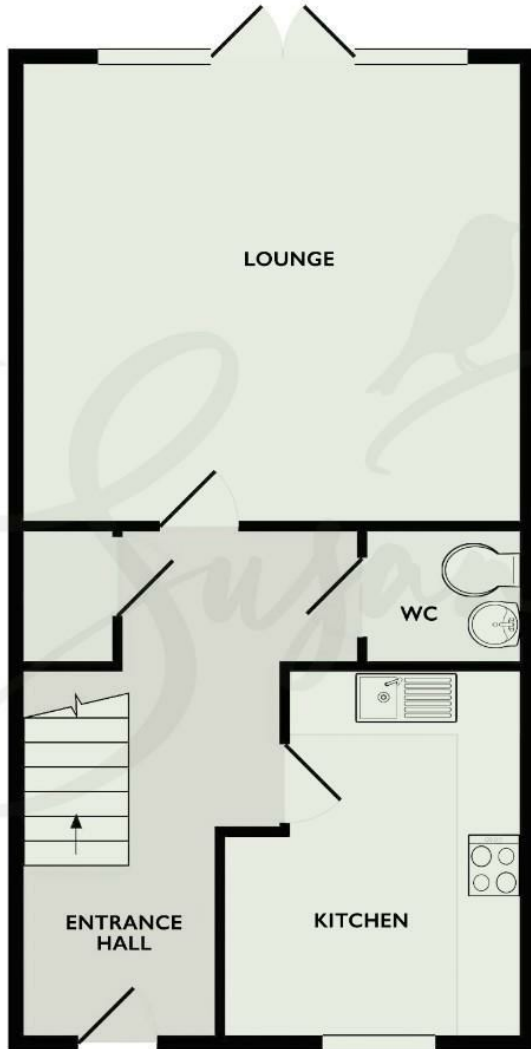
Council Tax Band: C

Services: Biomass Central Heating, Electricity, Mains Water and Drainage

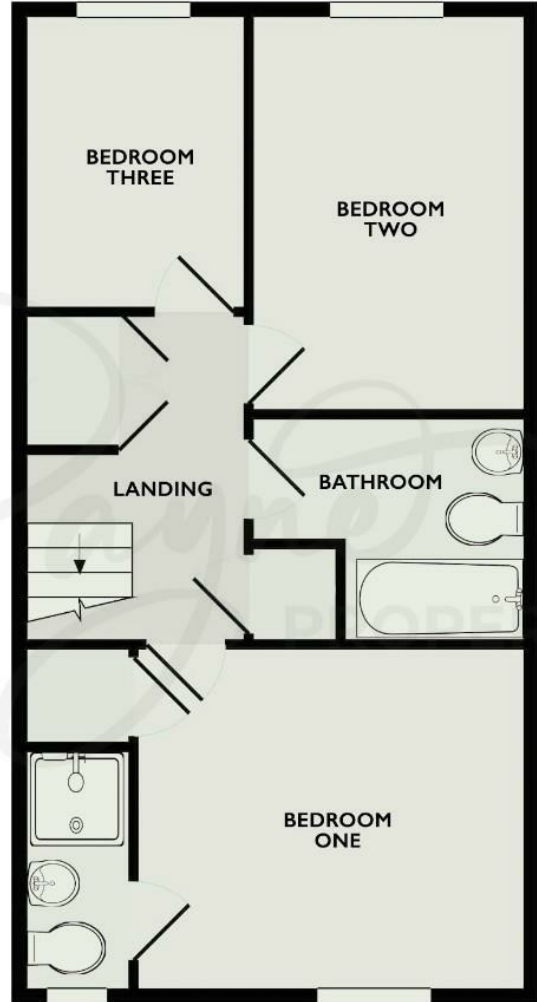
Maintenance Fees: Approximately £160 per annum for the management of the communal areas around the Bluebell Meadows development



Floorplan for illustrative purposes only and not to scale



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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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