



12, Cormorant Grove

Newport, PO30 2DY



Perfect for those who like to enjoy the diverse waterways of the Isle of Wight, this impressive, superbly maintained townhouse is located in a sought-after riverside location and comes complete with its own mooring.

- Four bedroom, end-of-terrace townhouse
- Main shower room & two en-suites with underfloor heating
- Private water mooring close to the property
- Allocated parking and surrounding communal gardens
- Convenient central location
- Spacious kitchen/diner with integrated appliances
- Balconies with pleasant waterside views
- Moments from the picturesque River Medina
- Close to mainland travel links
- Offered for sale chain free

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

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Situated on the idyllic Island Harbour on the eastern banks of the River Medina, this substantial four-bedroom home offers a serene, waterside lifestyle within a peaceful marina development on the outskirts of the county town of Newport. With well-maintained accommodation immaculately presented with neutral interiors, this delightful three-storey home has only had one set of owners since it was built in 2010 and offers flexible, extensive space, ideal for family life. The ground floor consists of an entrance hall, an open plan kitchen-diner leading to a decked terrace, a modern cloakroom, and a fourth small double bedroom which could equally be used as an office or snug. On the first floor, a landing proceeds to a living room with a decked balcony overlooking the picturesque marina, a contemporary shower room, and a double bedroom. The top floor comprises a further landing leading to a principal bedroom boasting an en-suite bathroom plus a lovely Juliet balcony, and an additional double bedroom complete with an en-suite shower room.

12 Cormorant Grove boasts a 10m private water mooring, and Island Harbour also benefits from its own chandlery, boat builders and repair workshop. The private development, in which the property is situated, is surrounded by shared green spaces and gardens which are very well maintained. Furthermore, the property includes an allocated parking space at the front and there are visitor spaces around the development.

This peaceful marina development is approximately two miles upstream from the famous sailing town of Cowes which is a magnet for the sailing community, each year playing host to the world-famous Cowes Week and is the starting point for the Round the Island Yacht race. A cycle path runs from the marina, along the riverbank, and into Newport, where there is a wide range of amenities such as High Street shops, vibrant bars, restaurants and cafes, plus a multiplex cinema. High speed foot passenger connections to the mainland and London are close by in Ryde and Cowes. Additionally, the property's central location is just a few minutes' drive from the Fishbourne to Portsmouth and East Cowes to Southampton car ferry routes.

Welcome to 12 Cormorant Grove

Approached from Mill Lane, an automatic barrier opens to Medina Breeze Walk where a large parking area is situated. Continuing through the development to Cormorant Grove, this attractive red brick townhouse with partial cream clapboard overlooks a lovely, open green meadow from the front elevation. A block paved parking space also sits to the front and a contemporary, wooden entrance door to the side opens to the hallway.

Entrance Hall

extending to 12'2" and 10'11" (extending to 3.71m and 3.33m)

Welcoming you to the home, this L-shaped space is fitted with wooden flooring which continues to the kitchen-diner and ground floor bedroom. Smart wooden doors lead to each of the ground floor rooms, including the cloakroom, and replicate throughout the home. There is also a carpeted staircase with a convenient cupboard beneath.

Kitchen-Diner

15'1" x 12'10" (4.60m x 3.91m)

This spacious room accommodates family dining and is fitted with wooden wall and floor units with a black granite worktop complemented by matching splashback tiling. There is an inset 1.5 stainless steel sink beneath a window to the rear and a full range of Bosch integrated appliances which include a fridge-freezer, a dishwasher, and a washer-dryer. Cooking appliances include an electric oven and a ceramic hob located beneath a cooker hood. A gas boiler is also located in one of the wall cabinets.

With two additional windows to the side, the room also boasts a set of sliding doors opening to a large decked terrace, overlooking the delightful communal gardens and marina. The terrace has recently been replaced with premium Millboard composite decking and is edged with a glass balustrade incorporating gates to the gardens.



Bedroom Four

10'2" x 7'10" (3.10m x 2.39m)

Located next to the cloakroom, this room could provide a small double bedroom, a snug or office, and has a window to the front aspect.

Cloakroom

6'6" x 4'2" max (1.98m x 1.27m max)

With an opaque window to the front aspect, this space has floor tiling and provides a modern dual flush w.c. and a wall-mounted hand basin with splashback tiling and a mirror above.

First Floor Landing

Continuing with the carpet from the staircase, this area gives access to the living room, a shower room, and a double bedroom.

Living Room

15'1" x 12'8" (4.60m x 3.86m)

Fitted with wooden flooring, this large living room enjoys a dual aspect with two windows to the side, a window to the rear, and sliding doors opening to a decked balcony, again, fitted with premium Millboard composite decking and a glass balustrade.

Shower Room

7'4" x 4'5" (2.24m x 1.35m)

With a tiled floor, this room provides a large shower cubicle with a tiled surround, and a fitted vanity unit incorporating a dual flush w.c. and a hand basin with splashback tiling and a mirror above. There is also a chrome heated towel rail and a shaver socket. In addition, there is an extractor fan and underfloor heating.

Bedroom Three

15'1" max x 9'3" (4.60m max x 2.82m)

This double bedroom is carpeted and enjoys lovely meadow views via a window to the front of the property

Second Floor Landing

A further staircase from the first floor leads to a second floor landing where the carpet continues to two further bedrooms.

Principal Bedroom

15'2" x 12'9" max (4.62m x 3.89m max)

This spacious double bedroom features French doors opening to a wonderful Juliett balcony providing elevated views towards the marina, the River Medina and green spaces below. This bedroom also benefits from a full-height built-in wardrobe with double doors and an en-suite bathroom.

En-suite Bathroom

7'8" x 5'2" max (2.34m x 1.57m max)

This space is fitted with a full bathroom suite including a panel bath with a shower over and a tiled surround. There is a dual flush w.c. unit and a wall-mounted hand basin with splashback tiles and a mirror above. Finished with floor tiling, the room also has a shaver socket and a cupboard with a water tank. In addition, there is underfloor heating and a tall chrome heated towel rail.

Bedroom Two

15'1" max x 8'11" (4.60m max x 2.72m)

Again, boasting an en-suite, this double-sized bedroom has a large window to the front offering scenic views of the adjacent meadow.



En-suite Shower Room

7'8" x 2'3" (2.34m x 0.69m)

Comprising a shower cubicle with a tiled surround, a dual flush w.c. and a wall-mounted hand basin with a tiled splashback, mirror and shaver socket above. This space also has a tiled floor with underfloor heating.

Outside

With glorious views of the marina, the property enjoys a private decked terrace from the kitchen-diner and a balcony from the living room, from which you can relax and admire the scenic outlook and peaceful surroundings. The development is surrounded by communal green spaces and gardens which are very well maintained.

Parking

An allocated parking space is conveniently located to the front of the property and there are visitor spaces dotted around the development.

This versatile property, situated in one of the most sought-after waterside locations on the Isle of Wight would make a perfect home for keen sailors and water lovers and is an absolute must-view.

Additional Details

Tenure: Freehold

Maintenance Charge (Upkeep of communal areas and mooring): £1100 per annum

Council Tax Band: E

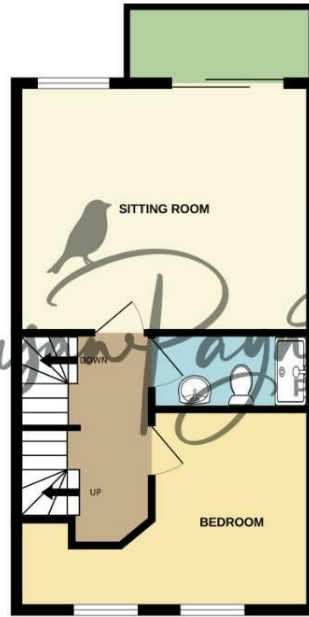
Services: Gas central heating, electricity, mains water and drainage.



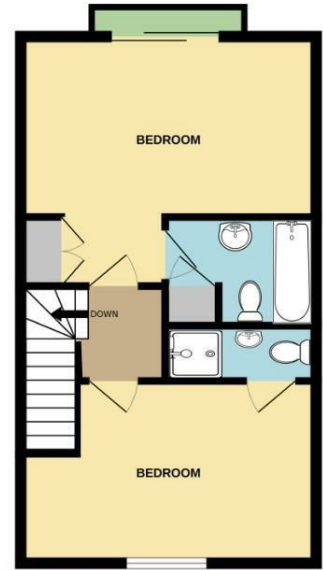
GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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			91
(81-91) B		80	
(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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