



# 105, Wintergreen Gardens

Newport, Isle of Wight PO30 2GN



**£250,000**  
FREEHOLD



This three-bedroom semi-detached family home is beautifully presented and benefits from private parking and a spacious garden, and is set in a quiet and convenient spot on the edge of Pan Country Park.

- Maintained and presented to a high standard throughout
- Balance of NHBC warranty remaining (approx. 8 years)
- Fully enclosed low maintenance rear garden
- Prime position on the outskirts of Newport
- Double-glazed windows and biomass central heating
- Three-bedroom semi-detached family home
- Rural walks and rides on the doorstep
- Private driveway parking for two vehicles
- Convenient central Island position close to amenities
- Offered for sale chain free and ready to move into

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

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The property was purchased and upgraded from new in 2022, having been successfully let since, and is now offered for sale chain-free and ready to move into. The property is in exceptionally good condition and is presented with fresh white décor and modern neutral floor coverings throughout. With an upgraded kitchen and bathroom from the original base specification, the property also benefits from a wide plot with trees behind, and a low-maintenance garden complete with a patio. Accommodation comprises an entrance hall, a spacious living room and an open-plan kitchen/diner with French doors out to the garden on the ground floor, with three bedrooms and a bathroom on the first-floor.

The property forms part of the popular Bluebell Meadows development, set within a 10-hectare county park environment offering a beautiful nature reserve to explore, a choice of play areas and a local recycling centre. The property is just a fifteen-minute walk from the heart of Newport which provides an array of high street shops and supermarkets, cafes, bars and restaurants, and a cinema. Just outside of the bustling town, a relaxing flat-level walk all the way to Island Harbour can be enjoyed along the peaceful Medina Estuary which is a haven for plenty of local wildlife and plants, including wading birds such as the oystercatcher and redshank. There is a good choice of schools close by at primary and secondary level, and the Isle of Wight College is also on the outskirts of Newport. Frequent bus routes serve nearby Staplers Road and all Island bus services connect in Newport town centre linking to other major towns of the Island and intermediate villages. Being centrally located means you're never far from all the wonderful things that our beautiful Island has to offer, including the beautiful West Wight with its unspoilt beaches and rugged coastline.

### **Welcome to 105 Wintergreen Gardens**

The property is positioned among other similar homes on popular Wintergreen Gardens, with attractive mature trees behind. A white composite front door is set in the attractive yellow-brick facade and provides access into the entrance hall.

#### **Entrance Hall**

*4'1" x 3'3" (1.27m x 1.00m)*

Fresh white walls and high-quality wood-laminate flooring start in the entrance hall and continue throughout the ground floor of the property. Doors lead to the cloakroom and into the living room and a door provides access into a useful coats cupboard.

#### **Living Room**

*16'1" x 10'7" (4.92m x 3.24m)*

The living room is spacious and light, with a window to the front aspect. Electrical/data connection points have been perfectly placed for TV installation. Stairs lead to the first-floor, and there is a door to the kitchen/diner.

#### **Kitchen/Diner**

*13'8" x 8'7" (4.19m x 2.64m)*

A fabulous space at the heart of the home, the kitchen/diner is flooded with natural light with plenty of room for a dining set and fantastic French doors leading out to the garden. The kitchen wraps around one end of the room and comprises a blend of glossy white units, complemented with dark worktops and upstands. Integrated appliances include an oven, hob and extractor hood, plus there is space for a fridge/freezer and a washing machine. An inset sink and drainer is set beneath a window which looks over the rear garden. There is also a large understairs cupboard, which is also home to the biomass boiler.

#### **Cloakroom**

*5'3" x 3'1" (1.61m x 0.95m)*

The useful cloakroom has a modern corner pedestal basin with a mixer tap and a tiled splashback, and a matching dual-flush low-level WC.



### **First-Floor Landing**

*extending to 9'9" (extending to 2.98m)*

A characterful turning staircase has a fresh white balustrade, with a high-quality neutral carpet and white walls which flow into all three bedrooms. A hatch gives access to the loft, and there are doors to all three bedrooms and the bathroom.

### **Bedroom One**

*13'8" x 8'0" (4.19m x 2.44m)*

The primary bedroom is spacious, and has a window to the front aspect, and a built-in over-stairs cupboard which provides a useful amount of additional storage.

### **Bedroom Two**

*10'3" x 7'5" max (3.13m x 2.28m max)*

The second bedroom also has views over the rear garden and on to the trees beyond with St George's Down in the background, and also has a useful recess ideal for a dressing table.

### **Bedroom Three**

*6'9" x 8'2" (2.06m x 2.51m)*

Another light and bright room, with a window to the rear aspect with far-reaching views, a useful recess and a built-in cupboard which is home to the hot-water system.

### **Bathroom**

*7'2" x 6'3" (2.19m x 1.92m)*

The family bathroom is presented in a combination of contemporary grey tiles, white walls and wood-laminate flooring. The white suite consists of a full-size bath with a shower over and a glass screen, a pedestal basin with a mixer tap and a mirror over, and a matching dual-flush low-level WC.

### **Outside & Parking**

To the front, planter borders sit either side of the front door, creating a welcoming entrance. A driveway is set to the side of the property, providing ample parking for two vehicles, with a secure gate leading into the rear garden. To the rear, the good-size garden is a mix of high-quality lazy-lawn and a broad paved terrace which provides a fabulous outside seating and dining area. The garden is enclosed with a high-quality fence, with the neighbouring trees visible beyond.

Providing a fabulous opportunity to purchase a nearly-new home, set in a desirable location, presented in good order throughout and with the benefit of private parking, a driveway and the remainder of the NHBC warranty. An early viewing with the sole agent Susan Payne Property is highly recommended.

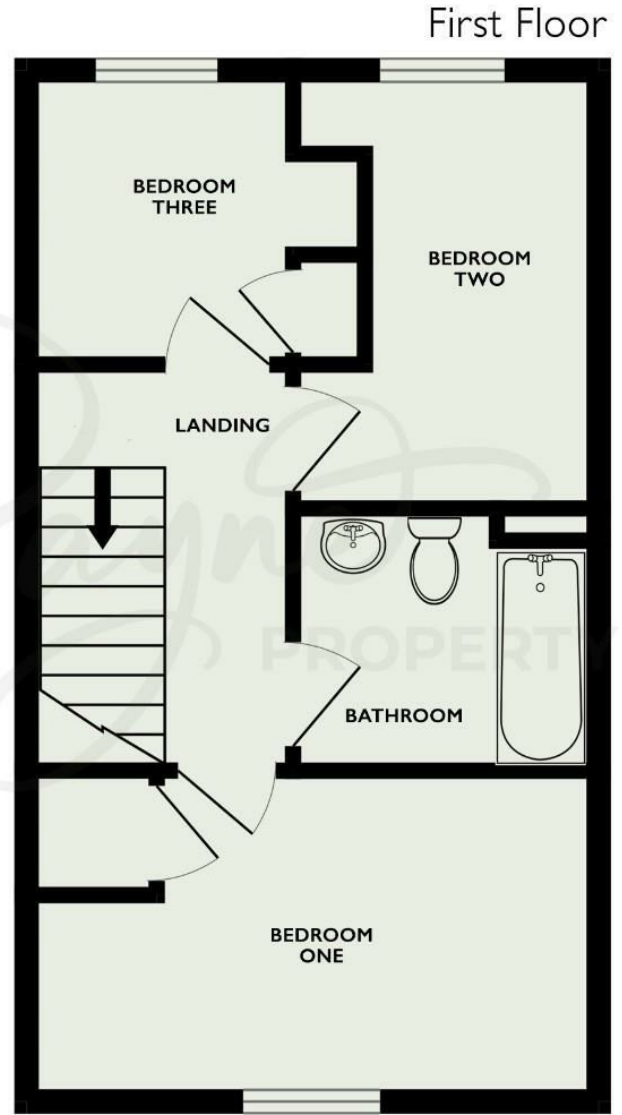
### **Additional Details**

Tenure: Freehold

Council Tax Band: C (approx. £2,087.22 pa – Isle of Wight Council 2024/2025)

Services: Mains water, drainage, electricity, biomass central heating.





Floorplan for illustrative purposes only and may not be to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		81	
(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 <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			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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