

Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Node Gate

1 St. Johns Road, Newport, Isle of Wight PO30 1LN



£375,000
FREEHOLD



Situated in a desirable and convenient location, this enchanting Victorian property presents a rare opportunity to purchase a characterful detached home, complete with private parking and a fabulous, low-maintenance rear garden.

- Detached family home full of period character and charm
- Flexible layout with versatile accommodation options
- Shower room/dining room could become a ground-floor suite
- Envious private parking for three vehicles
- Enclosed, low-maintenance gardens with mature planting
- Three bedrooms, three reception rooms and three bathrooms
- Well-presented, with soft, neutral décor throughout
- Spacious, contemporary kitchen plus utility room
- Gas central heating and double-glazed windows
- Close to local schools and a short walk to the high street

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

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property Home Hunters



You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Stylish neutral decor enhances the period features and Victorian character and charm of the original building, to create a welcoming family home suited to modern day life. The flexible, flowing layout provides an abundance of configuration options to suit a new owners requirements, and the addition of a shower room from the dining room adds further versatility. Spacious accommodation comprises a welcoming porch, hallway, living room, dining room and shower room, kitchen/breakfast room and a lobby with a cloakroom and utility area on the ground floor, with three bedrooms, one of which is ensuite, and a family bathroom on the first floor.

St John's Road is ideally situated on the outskirts of Newport town centre, just a short walk from the wide range of amenities on offer, such as various shops, a cinema, restaurants, and cafes. Several primary and secondary schools are within walking distance, and the Southern Vectis bus station in the town centre provides access to an extensive network of routes across the Island. The property is also well connected to the surrounding countryside, with easy access to a network of rural footpaths and bridleways. The central location of the property ensures you're never far from the Island's many attractions, including the stunning West Wight, known for its unspoilt beaches and breathtaking coastline. Mainland travel connections are just a 15-minute drive away, including the Wightlink car ferry from Fishbourne to Portsmouth, the Red Funnel car ferry from East Cowes to Southampton, and the Red Jet high-speed foot passenger service from Cowes to Southampton.

Welcome to Node Gate

From popular St Johns Road, a path leads through the front gate and up to the beautifully detailed red-brick façade of Node Gate. An intricate brick arch is home to a hardwood front door, which creates a welcoming entrance and leads into the porch.

Porch

5'3" x 4'0" (1.62m x 1.24m)

A stained-glass panel over the front door adds character and creates a wonderful light in the porch, which benefits from exposed brick walls and has a stunning period tile floor, which flows through a UPVC door and into the hallway.

Hallway

extending to 21'1" (extending to 6.45m)

The Victorian charm continues into the hallway, with an ornate arch, decorative cornice, a dado rail and deep skirtings adding to the grandeur of the property. A staircase leads to the first-floor, and period panel doors, finished in fresh white, lead to the living room, dining room, kitchen, and to a useful understairs cupboard.

Living Room

16'6" into bay x 14'1" (5.05m into bay x 4.30m)

Spacious and light, the living room has a large bay window to the front aspect and a window to the side aspect looking into the garden. The period features continue, complemented by a stylish colour scheme and plush neutral carpet, and the living room is arranged around a gorgeous cast open-fire which comes complete with inset tiles and a decorative white surround on a tiled hearth.

Dining Room

12'10" x 11'10" (3.92m x 3.61m)

Twin windows flood the room with natural light, and are set either side of a grand fireplace, with a cast fire in a marble surround on a tiled hearth. A neutral carpet and fresh white décor complement the period features of the room, which include an ornate ceiling rose. A door leads to the shower room.



Shower Room

6'6" x 3'8" (2.00m x 1.14m)

Presented in a combination of white wall tiles, dark floor tiles and white walls, the shower room, which could combine with the dining room to create a ground-floor bedroom suite, is a well-proportioned room with a pair of windows with patterned glass for privacy. The shower room features a corner shower, a floating basin, low-level dual-flush WC and a heated chrome towel rail.

Kitchen

16'4" x 10'3" (4.98m x 3.14m)

The kitchen is generously proportioned and comprises a mix of cream, shaker style base and wall cabinets, complemented with wood laminate detailing, roll-edged worktops and dark tiled splashbacks. Triple windows provide an abundance of natural light, and the kitchen also benefits from further built-in storage. Integrated appliances include a high-level double oven and a gas hob with a concealed extractor fan, plus there is an inset sink and drainer with a mixer tap. There is also space for a fridge-freezer and a dishwasher. The decor is a combination of chic neutral walls over a wood-laminate floor, which continues through a doorway into the rear lobby.

Rear Lobby/Utility & Cloakroom

10'1" x 7'4" max (3.09m x 2.25m max)

An extremely useful area, ideal for coats and shoes, with a part glazed door to the rear garden, a door to the cloakroom and a doorway into the utility area. The utility area has a fitted worktop with a tiled splashback and space under for a washer and dryer, and has wall cabinets over. The cloakroom has a window to the rear aspect with patterned glass, a wall-mounted basin with a tiled splashback, and a low-level dual-flush WC.

First-Floor Landing

extending to 23'3" (extending to 7.11m)

The staircase has a decorative balustrade and neutral carpet, and leads up to the characterful split-level gallery landing. A window fills the stairwell with natural light, and the landing is presented with a dado rail and cornice. A hatch gives access to the loft space, and there is a door to the airing cupboard, which is also home to the water tank. Doors lead to all three bedrooms and to the family bathroom.

Bedroom One

16'6" into bay x 12'7" (5.04m into bay x 3.84m)

The primary bedroom is generously proportioned, with elegant neutral décor and carpet, and a large bay window with a lovely view over the neighbouring church, and a further window to the side aspect. A door leads into the ensuite.

Ensuite

9'6" x 4'11" (2.90m x 1.51m)

The ensuite features a corner shower unit with tiled walls, a pedestal basin with a shelf and mirror over, and a matching low-level dual-flush WC. There is a window to the front aspect with patterned glass, and the ensuite is finished with white walls and a vinyl floor.

Bedroom Two

12'10" x 11'9" (3.93m x 3.59m)

Another good-size bedroom, with period features including a cast fire in a marble surround and a tiled hearth, a dado rail and deep skirtings. Twin windows provide fabulous natural light, and the second bedroom is finished with neutral walls and carpet.



Bedroom Three

10'4" x 7'6" (3.17m x 2.31m)

Bedroom three has a window to the rear aspect that provides a view over the neighbouring rooftops and on to the park at Church Litten. Neutral décor complements a cast feature fireplace, which is set in a decorative white surround on a tiled hearth.

Family Bathroom

8'2" x 6'9" (2.50m x 2.06m)

With fully tiled walls in a neutral, calming scheme and vinyl flooring, the family bathroom is well appointed and light, with a pair of windows to the side aspect. The white suite comprises a full-size bath, a modern pedestal basin, matching low-level WC with dual flush and a separate corner shower unit, plus there are fitted mirrors.

Outside

To the front, the garden is a wonderful mix of mature planting, which enhances privacy and decorates the front aspect of the house. To the rear, and accessed from Mount Pleasant Road, a block paved driveway provides an enviable amount of private parking, with space for three vehicles. A gate leads into the courtyard garden, which is block paved and is surrounded by well-established planting, creating a magnificent outside seating and dining area. The courtyard extends to the side of the house, providing further outside space and leading on to a shed.

Node Gate presents a fabulous opportunity to purchase a well-presented period home, full of character and charm and ready to move into, set in an extremely convenient location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: D (Approx £2,348.11 for 2024/25)

Services: Mains water, gas, electricity and drainage



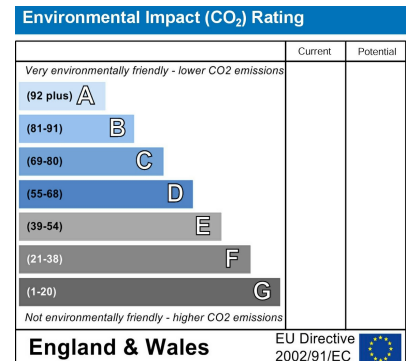
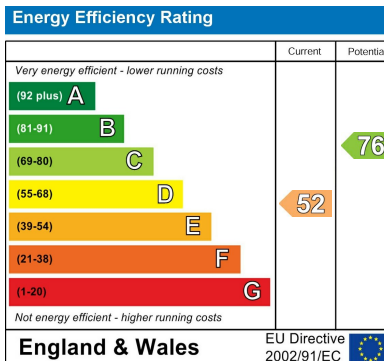
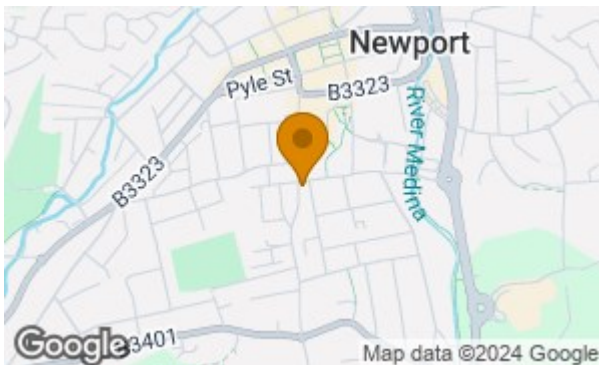
Floorplan for illustrative purposes only and may not be to scale



Ground Floor



First Floor



Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.