

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

376, Newport Road

Cowes, PO31 8PL



£325,000
FREEHOLD



Situated in a highly convenient and sought-after location, this stunning property boasts three bedrooms, open plan living, a delightful rear garden, and driveway parking.

- Attractive semi-detached property
- Beautifully maintained and arranged accommodation
- Open plan living with media wall
- Driveway parking
- Close to schools and travel links
- Three bedrooms
- Modern and naturally lit throughout
- Delightful rear garden with terrace
- Convenient location for amenities
- Double glazing and gas central heating

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

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Offering the best of both worlds, 376 Newport Road provides a convenient yet idyllic lifestyle with the surrounding countryside to enjoy and plenty of local amenities within easy reach. This highly desirable home is superbly presented and has been upgraded over the years to offer a spacious open-plan living environment which seamlessly connects with a beautiful kitchen - perfect for those seeking a sociable setting to entertain family and friends. Full of natural light, the accommodation is beautifully arranged with an entrance hall leading to a convenient ground floor cloakroom and the spacious lounge-dinner. The living area seamlessly flows to a beautiful kitchen and access to the garden. Forming the first floor level is a landing which proceeds to a family bathroom and three well-presented bedrooms. A further highly sought after feature of this home is the rear garden which enjoys plenty of sunshine, and off-road parking provided by a driveway at the front of the property.

Situated in close proximity to the village shop, pub and a local garage/fuel station, the property is located in the sought-after Northwood area, just minutes from the bustling 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. Cowes provides wonderful boutique shops, independent restaurants, bars and cafes, as well as the high-speed passenger RedJet service to Southampton. The town's 'twin', East Cowes, is reached by chain ferry across the Medina estuary where a part of British history can be enjoyed at Osborne House, Queen Victoria's former seaside residence. East Cowes also offers the vehicle ferry to Southampton. Furthermore, the principal town of Newport with its bustling High Street is located just a few miles away offering popular eateries and cafes, a cinema, and the highly regarded Quay Arts Centre offering a vibrant arts scene and cultural events.

Welcome to 376 Newport Road

The front of the property features a low-level brick wall with a pale grey clad fence over, partially enclosing the driveway. The pale grey fencing continues on one side and matches the partially clad bay window on the house. A characterful open porch leads to the front door.

Entrance Hall

10'6" x 6'5" (3.22m x 1.98m)

The welcoming entrance into the home offers plenty of space to store coats and shoes as well as offering access to a ground floor cloakroom and understairs cupboard. A wood laminate floor stretches through this space and into the open plan living space.

Cloakroom

6'4" x 3'6" (1.95m x 1.09m)

This handy cloakroom comprises a w.c and a wall mounted hand basin and is the perfect addition to busy home life. The space houses the gas combination boiler.

Open-Plan Living Area

28'10" into bay x 18'7" (8.79m into bay x 5.68m)

Bathed in natural light from the bay window to the front and the window and patio doors to the rear, this fantastic family room offers space for all the family. The living area includes space for a large sofa and also features a fantastic media wall offering plenty of storage and an alcove with space for a large television. The room opens into the dining area which has plenty of space for a large table for those whole family meals. The dining space is open with the kitchen. Offering a range of neutral base and wall cabinets with a handy peninsula, this kitchen features a unique blue quartz stone worktop which integrates a gas hob and an under-mounted sink and drainer. The kitchen also integrates a double electric oven and offers undercounter space and plumbing for two appliances including plumbing for a dishwasher and washing machine.



First Floor Landing

10'4" x 6'4" (3.17m x 1.95m)

The carpeted stairwell from the entrance hall leads up to the first-floor landing which provides access to three bedrooms and the family bathroom. The loft space can be accessed from here with a pull-down ladder.

Bedroom One

14'6" into bay x 12'11" (4.44m into bay x 3.96m)

Featuring a bay window to the front aspect, allowing plenty of light into the space, this wonderful double bedroom offers ample space for bedroom furniture as well as beautiful countryside views to the front.

Bedroom Two

13'0" x 11'8" (3.97m x 3.56m)

Generously proportioned, this fantastic double bedroom offers ample space for bedroom furniture as well as a window to the rear aspect with views over the garden to the rear.

Bedroom Three

7'6" x 6'5" (2.29m x 1.97m)

Situated to the front of the property, this single bedroom is naturally lit by a window to the front aspect. The space could also be utilised as an office or walk in wardrobe.

Family Bathroom

7'0" x 6'5" (2.15m x 1.98m)

Fully equipped with a bath, separate corner shower, pedestal hand basin, and a w.c, this fantastic family bathroom is finished with grey wall tiles around the bath, shower and basin, and stylish marble effect floor tiles on the floor. The space is finished with an extractor fan, obscure glazed window to the rear, and an illuminated mirror.

Garden

Fully enclosed and benefitting from a side access gate, this lovely garden is laid to lawn and features a raised patio, perfect for dining al-fresco style. The garden offers the new owners an opportunity to landscape the garden, if desired, or to keep it low maintenance.

Parking

The property offers a generous gravel driveway at the front of the property with parking for up to three vehicles. On-road parking is available on surrounding roads, if required.

376 Newport Road presents a fantastic opportunity to acquire a fabulous three-bedroom family home within a convenient and sought-after location. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

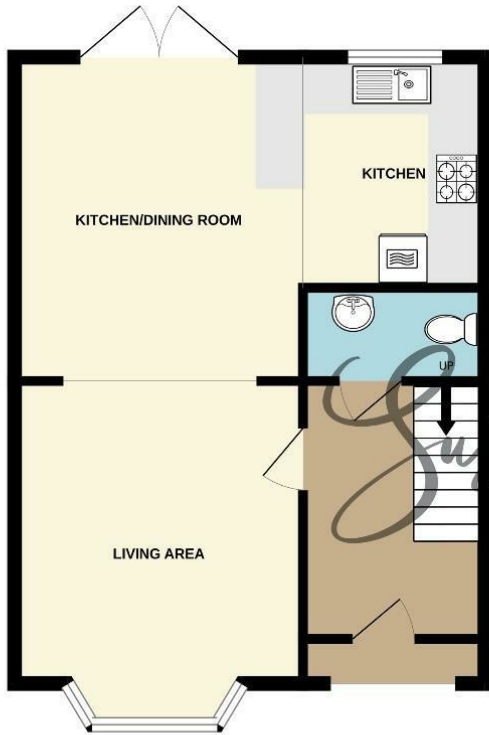
Tenure: Freehold

Council Tax Band: C (approx. £2,038.64 pa – Isle of Wight Council 2024/2025)

Services: Mains gas, water, drainage, and electricity



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

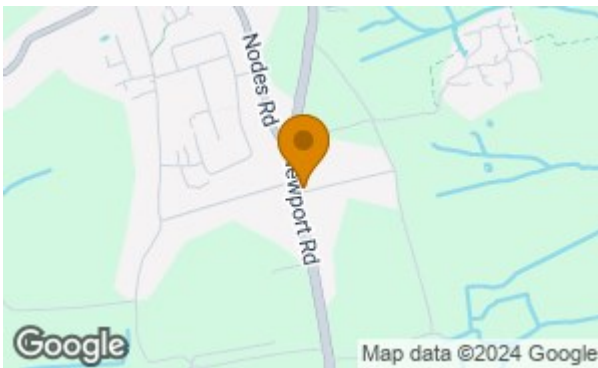


1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c6e0b4; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #a6d854; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #84c63f; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #f1c232; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #e67e22; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #d35400; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #c0392b; border: 1px solid black; margin-right: 5px;"></div> </div>
(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 CO2 emissions			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c6e0b4; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #a6d854; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #84c63f; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #f1c232; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #e67e22; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #d35400; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #c0392b; border: 1px solid black; margin-right: 5px;"></div> </div>
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Agent Notes:

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