



# 141c, Carisbrooke Road

Newport, Isle of Wight PO30 1DD



Situated in a desirable location in Carisbrooke, this fantastic three-bedroom end-of-terrace property was built in 2018 and offers modern living with naturally light interiors and a fantastic rear garden.

- Modern end of terrace property
- Three bedrooms and family bathroom
- Sunny rear garden with summerhouse
- Convenient position for amenities and schools
- Well maintained and naturally light
- Convenient and sought-after location
- Set back position from the road
- 4 years NHBC remaining
- Short walk to town centre and countryside walks
- 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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Enjoying a setback position from the road with a delightful front garden, this end of terrace property was built in 2018 and has been lovingly owned for the last 4 years. With some updates added, this newly built property still offers four years NHBC warranty which is an added benefit for the new owners. The naturally light accommodation comprises an entrance hall providing access to the living room, the kitchen-diner, the ground floor cloakroom, and to the stairwell leading up to the first floor landing. The first floor accommodation offers three bedrooms and a family bathroom. Outside offers a fully enclosed rear garden which enjoys sunshine for most of the day and benefits from seating and storage options.

141c Carisbrooke Road is perfectly placed to enjoy a short flat stroll into the high street which offers a wide range of shops and supermarkets, restaurants and cafes, a cinema, and the Southern Vectis bus station which provides an extensive network of bus routes across the island. Multiple schools at primary and secondary level are within walking distance and some of the island's top family attractions and events are also nearby including the iconic Isle of Wight Festival, the popular Robin Hill Country Park and the magnificent Carisbrooke Castle. Being centrally located means you are never far from all the spectacular beaches and rugged countryside that the island has to offer, including the beautiful West Wight.

#### **Welcome to 141c Carisbrooke Road**

Approaching the property from the elevated walkway of Carisbrooke Road, a few steps lead up into the front garden of the property and a paved pathway leads to the side of the house where the front door is located.

#### **Entrance Hall**

The composite front door opens into the entrance hall which is neutrally decorated, like most of the property, and features a grey wood effect flooring that can be found throughout the ground floor.

#### **Ground Floor Cloakroom**

Situated in a tucked away position under the stairs, this handy cloakroom comprises a w.c, and a wall mounted hand basin and is a necessary facility for a family home.

#### **Living Room**

Featuring a wonderful bay window to the front aspect and a window to the side aspect, this lovely family room offers plenty of space for the whole family as well as additional space for furniture.

#### **Kitchen-Diner**

Flooded with natural light from the French doors to the rear aspect, this fantastic kitchen-dining space offers a range of fitted base and wall kitchen cabinets with a wood effect worktop which integrates an electric hob with an extractor fan over. The kitchen cabinets integrate an electric oven, a dishwasher, and a fridge freezer, whilst also providing undercounter space for a washing machine. A wonderful kitchen island with a solid wooden worktop offers seating which is ideal for a quick snack or to create a social space and offers additional storage.

#### **First Floor Landing**

This spacious first floor landing offers a storage cupboard plus access to the loft space as well as providing access to each of the bedrooms and the family bathroom.

#### **Bedroom One**

Generously proportioned and offering plenty of space for bedroom furniture, this carpeted room is naturally lit by a bay window to the front aspect.

#### **Bedroom Two**

Enjoying views over the garden through a window to the rear aspect, this double bedroom is naturally light and features space for wardrobes.



**Bedroom Three**

Currently set up as a single guest bedroom, this third bedroom features a window to the side aspect and features space for bedroom furniture. Alternatively, this space could be utilised as an office space or walk in wardrobe.

**Family Bathroom**

Well-proportioned and featuring a matching suite including a vanity hand basin, a w.c, and a shower over bath, this room benefits from a large obscure glazed window to the rear aspect. The space is finished and warmed by a chrome heated towel rail.

**Garden**

This beautifully planted garden is mostly laid to lawn with a large patio and a gravelled area to one side. Facing a sunny south-east, this garden offers an ideal spot to sit and enjoy the sunshine, whether you're enjoying a good book or dining al fresco style, plus there is a large shed and a summerhouse which can also be enjoyed. The garden also benefits from a side access, enclosed by a gate.

**Parking**

On-road parking is available in several different locations surrounding the property, as well as on Carisbrooke Road (with restrictions).

141c Carisbrooke Road offers a fantastic opportunity to acquire a fairly new property with three bedrooms, naturally light interiors, and a fabulous rear garden. A viewing is highly recommended with the sole agent, Susan Payne Property.

**Additional Details**

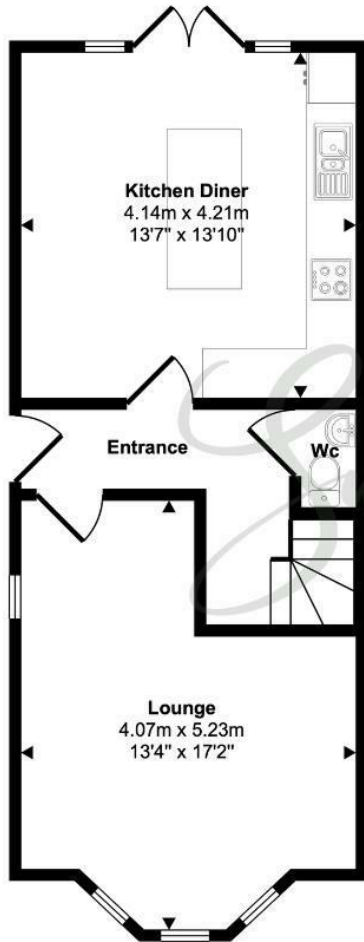
Tenure: Freehold

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

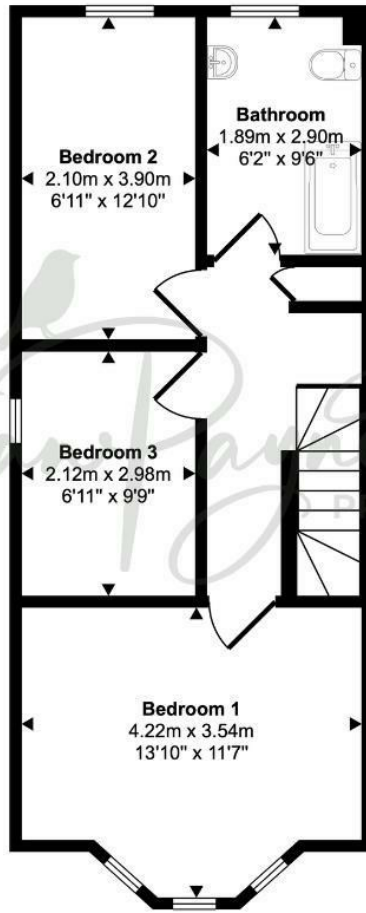
Services: Mains water, gas, electricity, and drainage



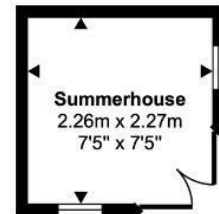
Approx Gross Internal Area  
90 sq m / 969 sq ft



Ground Floor  
Approx 42 sq m / 455 sq ft



First Floor  
Approx 43 sq m / 464 sq ft



Outhouse  
Approx 5 sq m / 50 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| 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 <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:

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.