



# 109, Wintergreen Gardens

Newport, Isle of Wight PO30 2GN



This three-bedroom semi-detached 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.

- Three-bedroom semi-detached family home
- Balance of NHBC warranty remaining
- Fully enclosed, sunny, cottage garden
- Prime position on the outskirts of Newport
- Countryside walks and rides on the doorstep
- Well maintained and arranged
- Rural walks and rides on the doorstep
- Private driveway for up to two vehicles
- Convenient location for local amenities
- Double glazing and biomass central heating

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

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This attractive three-bedroom home on popular Wintergreen Gardens has been well maintained by the current owners and is now presented with modern decor and high-quality finishes throughout. The property is light and bright throughout and also benefits from double glazing and a centralised community Biomass heating and hot water supply, giving fantastic efficiency. The accommodation comprises an entrance lobby with access to the ground floor cloakroom, plus a cloak cupboard containing the electrical consumer unit, and to the living room. The living room leads to the kitchen-diner and to the stairwell leading to the first floor accommodation which comprises three bedrooms, and a bathroom. Outside enjoys a sunny cottage garden which backs onto a stream creating a peaceful setting to relax in.

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 109 Wintergreen Gardens**

The property is positioned among other similar homes on popular Wintergreen Gardens, with attractive mature trees behind and a cottage garden at the front of the property. A white composite front door provides access into the entrance hall.

### **Entrance Lobby**

Finished with wood effect flooring, this entrance lobby opens into the living room whilst leading to the ground floor cloakroom and cloak cupboard.

### **Cloakroom**

A family home essential, this cloakroom comprises a w.c and a corner hand basin.

### **Living Room**

Enjoying a window to the front aspect, this living room offers ample space for living furniture as well as providing access to the stairwell to the first floor. The space is finished with neutral carpet.

### **Kitchen - Dining Room**

Fully equipped with modern base and wall cabinets, this spacious kitchen – diner features a breakfast bar, ideal for a quick snack, whilst also offering access to an under stairs cupboard concealing the biomass boiler. There is a window to the rear as well as large glazed French doors leading out to the cottage garden.

### **First Floor Landing**

The carpeted stairwell leads up to the first-floor landing providing access to three bedrooms and the bathroom.

### **Bedroom One**

Naturally lit by two windows to the front aspect, this double bedroom features an alcove ideal for bedroom furniture or a fitted wardrobe, plus there is a large over stairs cupboard.

**Bedroom Two**

Set up as a single bedroom, this space benefits from a window to the rear aspect overlooking the cottage garden and the trees beyond the garden.

**Bedroom Three/Study**

Currently utilised as a study, this space benefits from a window to the rear aspect plus an alcove ideal for storage space.

**Family Bathroom**

This well-proportioned family bathroom comprises a shower over bath, a w.c, and a pedestal hand basin.

**Garden**

Occupying one of the largest plots on the development, this wonderful garden has been totally transformed into a colourful cottage garden with raised beds and a variety of shrubs, trees, and plants. The garden offers two seating areas as well as space to grow fruit and vegetables, if desired. The garden has also been extended on to part of the driveway to make space for a large shed, however this can be returned to its original positioning, if desired by the new owners. The garden backs onto a nature area with lots of trees and a stream, creating the perfect backdrop for this lovely south facing garden.

**Parking**

The property benefits from off road parking for a single vehicle but could be returned to its original position to allow parking for two vehicles, if desired.

109 Wintergreen Gardens offers a fantastic opportunity to acquire a well presented three-bedroom home with a delightful cottage garden and off-road parking, just a short distance to amenities. A viewing is highly recommended by the sole agent, Susan Payne Property.

**Additional Details**

Tenure: Freehold

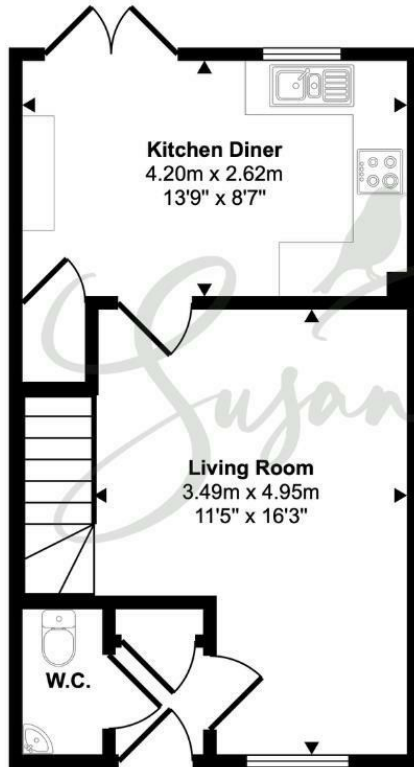
Council Tax Band: C (approx. £2,193.13 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, electricity, Biomass central heating

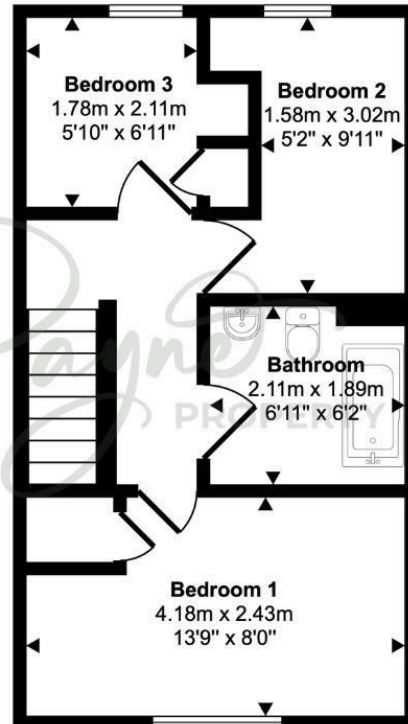




Approx Gross Internal Area  
65 sq m / 695 sq ft

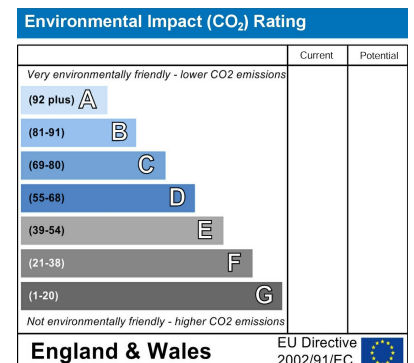
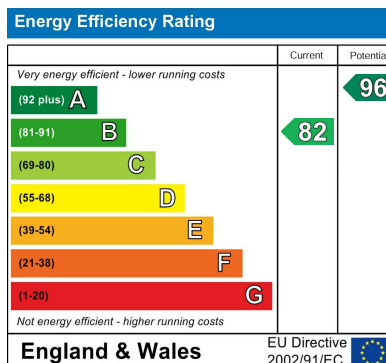
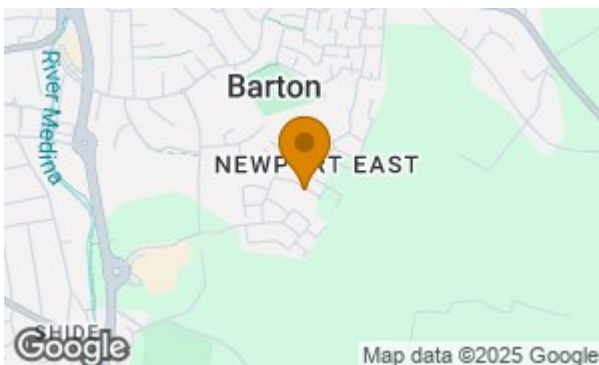


Ground Floor  
Approx 33 sq m / 352 sq ft



First Floor  
Approx 32 sq m / 343 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.



Agent Notes:

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