

# 95, Wintergreen Gardens

Newport, Isle of Wight PO30 2GN



Enjoying a quiet position in a popular residential development, this modern three-bedroom family home is situated on the outskirts of Newport and comes complete with allocated parking and a low-maintenance rear garden.

- Three-bedroom end-of-terrace family home
- Balance of NHBC warranty remaining (approx. 8 years)
- Fully enclosed low maintenance rear garden
- Prime position on the edge of Pan Country Park
- Double-glazed windows and biomass central heating
- Maintained and presented to a high standard throughout
- Rural walks and rides on the doorstep
- Allocated parking directly outside 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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95 Wintergreen Gardens 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 wider plot due to its end terrace position, and a low-maintenance garden complete with a patio. 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. 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 95 Wintergreen Gardens**

Set in a tucked-away spot at the end of a quiet residential street, with a backdrop of mature trees and planting to the side, the property is smartly presented with a red-brick façade and white UPVC double-glazing, and a white composite door leads 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 8'3" (4.19m x 2.53m)

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 stone-effect 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**

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



### **First-Floor Landing**

*extending to 9'8" (extending to 2.97m)*

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 7'11" max (4.18m x 2.42m max)*

The primary bedroom is spacious, and has a window to the front aspect with views to the woodland beyond, 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 neighbouring gardens to the trees beyond, and also has a useful recess ideal for a dressing table.

### **Bedroom Three**

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

Another light and bright room, with a window to the rear aspect, 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, two allocated parking spaces are located directly in front of the property. There is a small border with well-established planting and also a secure gate which connects to the rear garden. To the rear, a paved terrace spans the house and extends to the side of the property, providing a fabulous outside dining or seating area. Beyond the terrace, there is a high-quality lazy-lawn and to the top of the garden, a raised bed has been incorporated which is full of decorative planting. The garden is enclosed with a smart fence, with the trees of the neighbouring woodland visible beyond.

95 Wintergreen Gardens provides a wonderful opportunity to purchase an exceptionally well-presented modern home, complete with the balance of NHBC warranty, set in an extremely convenient and popular location on the outskirts of Newport. An early viewing with the sole agent Susan Payne Property is highly recommended.

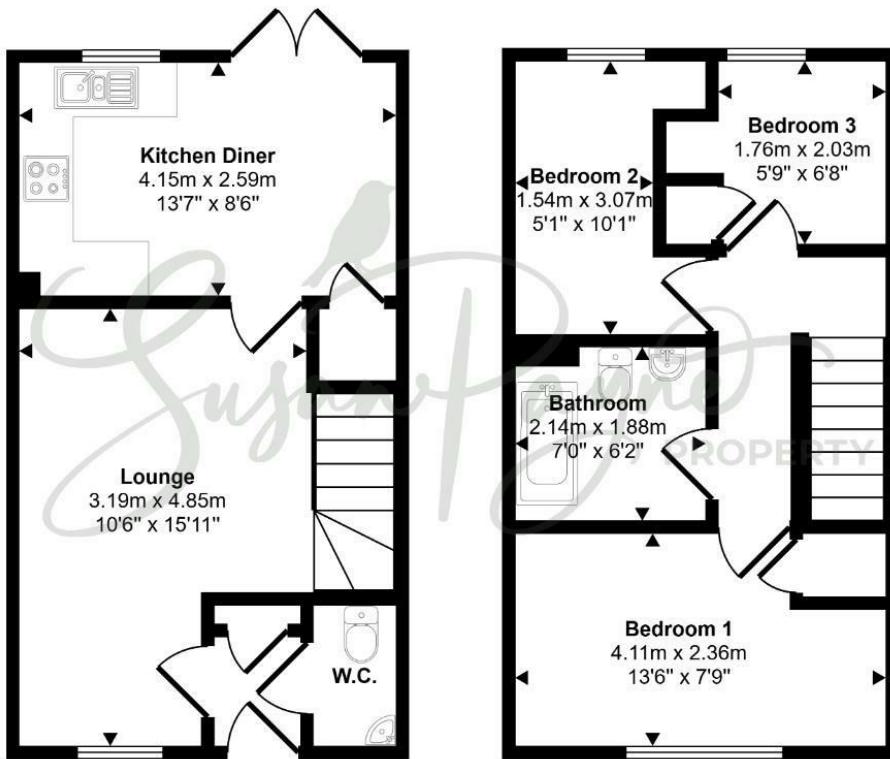
### **Additional Details**

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.

Approx Gross Internal Area  
63 sq m / 675 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		95
(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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