



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

1, Keats Vale

Newport, Isle of Wight PO30 3FH



£395,000
FREEHOLD



Tucked away in a peaceful position within an exclusive rural development, this impressive four-bedroom home is superbly presented and offers a beautifully established garden plus private driveway parking.

- Four-bedroom detached house
- Superbly presented throughout
- Beautifully established garden
- Shower room, cloakroom and en-suite
- Double glazing and Calor gas central heating
- Built to a high specification
- Offered for sale Chain Free
- Spacious, well-arranged accommodation
- Driveway parking for up to two vehicles
- Peaceful rural setting on the outskirts of Newport

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

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Forming part of the gated Gatcombe Manor development on the fringes of rural Newport, 1 Keats Vale occupies a quiet cul-de-sac position and has been built to a high standard with contemporary finishes. Featuring plenty of deep windows that bathe the property in natural light, the accommodation is perfectly arranged and enjoys immaculate neutral interiors throughout which have been well-maintained by the current owner of seven years. Offering peace and tranquillity within this well-maintained development, this spacious four-bedroom home is perfect for those seeking an outdoor lifestyle with the convenience of plenty of local amenities nearby. Outside, a beautifully established garden offers a wildlife-friendly retreat, and there is off-road parking for up to two vehicles on the private driveway to the side of the property. Providing further outside space to enjoy, the extensive grounds of this historic development are for the exclusive use of residents, providing an idyllic woodland setting and communal green spaces.

Located on the outskirts of Newport, this fabulous home offers a convenient lifestyle with Newport town centre just a few minutes drive away offering a range of shops, cafes, bars, and restaurants and enjoys beautiful Georgian and Victorian architecture with the Newport Minster church in the centre. Some of the island's top attractions are also nearby, including English Heritage's magnificent Carisbrooke Castle and the stunning parkland of Robin Hill Country Park. Regular car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton are just a 20-minute drive away, and the Cowes to Southampton catamaran foot passenger service is located only 7.9 miles away. A frequent Southern Vectis number 6 bus service serves Sandy Lane and all other Island bus services connect at the nearby Newport bus station.

The ground floor accommodation comprises an entrance hall leading to a downstairs cloakroom, a contemporary kitchen-diner and a spacious living room. Located on the first floor, a landing proceeds to a beautiful shower room and four bedrooms with an en-suite shower room allocated to the principal bedroom.

Welcome to 1 Keats Vale

Tucked away within a cul-de-sac development consisting of modern redbrick houses, number 1 Keats Vale comes complete with a smart, block paved driveway to the side elevation of the property. A charming front garden creates a separation between the driveway and a pathway to a solid wood entrance door with a lantern-style light to the side.

Entrance Hall

extending to 19'06 (extending to 5.94m)

With an integrated doormat as you step through the front door, this beautifully presented entrance hall provides an accurate glimpse of the pristine, neutral interiors found throughout the accommodation. Coordinating with the wall decor, a textured cream carpet continues to the living room and a staircase which has a white-painted, wooden spindle balustrade. The staircase provides a handy under-stair storage cupboard which houses an electrical consumer unit and there are a series of wooden doors providing access to the cloakroom, living room and kitchen-diner. Also located here are two pendant light fixtures and a radiator.

Kitchen-Diner

19'06 x 8'11 (5.94m x 2.72m)

Finished in a sleek contemporary style, this gorgeous kitchen is fitted with a range of neutral base and wall cabinets with under-cabinet lighting and a good combination of cupboards and drawers. With a matching upstand, a wood-effect countertop incorporates a grey composite sink and drainer with a chrome, flexible mixer tap and a Neff electric double oven with a gas hob and stainless steel cooker hood above. Further integrated Neff appliances include a fridge-freezer, a washer-dryer and a dishwasher. Finished with a ceramic wood-effect floor, this room is lit by natural light from large, dual aspect windows and recessed spotlights as well as a pendant light fitting above the dining area. Warmed by a radiator, this room also has a telephone/internet point and a Vaillant boiler concealed within a wall cabinet.



Living Room

20'01 x 12'06 (6.12m x 3.81m)

This spacious room is bathed in natural light from a large window to the side aspect, duo windows to the rear and French doors to the rear garden. Warmed by two radiators, this room enjoys a coal-effect, electric feature fireplace with an attractive cream surround, creating a characterful focal point. Fitted with two elegant pendant light fixtures, this room also has a television aerial point and a telephone/internet connection.

Cloakroom

Fitted with a ceramic wood-effect floor, this space has a coordinating modern sanitaryware suite comprising a dual-flush w.c. and a rectangular wall-mounted hand basin with a stone-effect tile splashback. With an opaque window to the front aspect, the room also includes an extractor fan, recessed spot lighting, and a radiator.

First Floor Landing

Featuring an opaque window to the side aspect, this naturally light landing continues with the wooden doors and the textured cream carpet from the staircase which flows to all four bedrooms. Fitted with two pendant light fittings and a radiator, this space also benefits from an airing cupboard housing an efficient water cylinder, and two ceiling hatches provide access to a boarded loft space with lighting (the largest hatch is fitted with a ladder).

Principal Bedroom

12'05 x 11'02 (3.78m x 3.40m)

Boasting a large window to the side and two windows to the rear with a lovely outlook of the surrounding trees, this light and airy bedroom enjoys a large fitted wardrobe with sliding mirrored doors and an en-suite shower room. Also located here is a radiator, a telephone/internet point and an elegant chandelier light fitting.

En-suite Shower Room

Coordinating perfectly with the main shower room, this well-presented en-suite has an enclosed shower cubicle with a neutral stone-effect tile surround which also features behind a wall-mounted hand basin and a dual flush w.c. Fitted with a wall-mounted mirrored cabinet and a shaver socket point, this room also benefits from recessed spot lighting, a chrome heated towel rail and an extractor fan.

Bedroom Two

9'04 x 9'03 (2.84m x 2.82m)

Featuring a large window to the front aspect, this second double bedroom also presents a naturally light room and is fitted with a radiator and a pendant light fixture.

Bedroom Three

10'0 x 6'11 (3.05m x 2.11m)

Warmed by a radiator, this third double bedroom benefits from two windows to the front aspect and a telephone/internet point. A pendant light fixture is also located here.

Bedroom Four

9'05 x 6'10 (into wardrobe) (2.87m x 2.08m (into wardrobe))

Enjoying a delightful tree outlook beyond the rear garden via a tall window, this room benefits from a substantial fitted wardrobe with sliding mirrored doors, spanning the width of one wall. Also located here is a radiator and a sophisticated pendant light fixture.

Shower Room

With an opaque window to the side aspect, this room benefits from a double-sized walk-in shower fitted with a clear-glazed screen and wood-effect shower panelling. A white suite comprises a dual flush w.c. and a wall-mounted hand basin with a stone-effect tiled splashback and a mirrored cabinet above. Warmed by a chrome heated towel rail, this room also includes recessed spotlights, a shaver socket and an extractor fan.



Garden

Accessed via French doors from the living room or gated access on either side of the property, a wrap-around garden has been beautifully established to offer a tranquil outdoor environment and an absolute nature haven for local wildlife including the Isle of Wight's native red squirrels and a variety of wild birds. Fully enclosed by well-manicured hornbeam hedging, this private garden has a wrap-around lawn and a paved seating terrace which spans to the side and rear of the property. Carefully considered planting features a range of beautiful shrubs and trees including fig, yucca and a palm, and ornamental grasses create an elegant touch within the borders of the lawn. There are also two garden storage boxes, an outside tap, and external lantern-style lighting to provide nighttime illumination.

Parking

To the side of the property, a block-paved driveway provides off-road parking for two vehicles and there is access to an additional external tap and a storage box.

This exquisite family home represents an exciting opportunity to acquire a high-specification, four-bedroom detached house within a peaceful and well-maintained, rural development. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

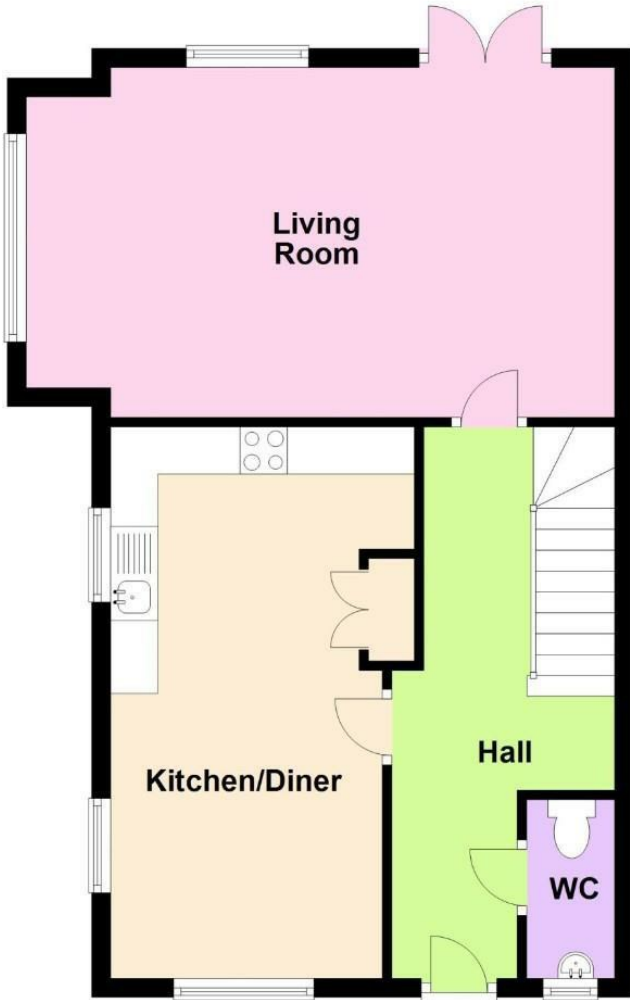
Council Tax Band: D

Services: Calor Gas Central Heating, Electricity, Mains Water and Drainage

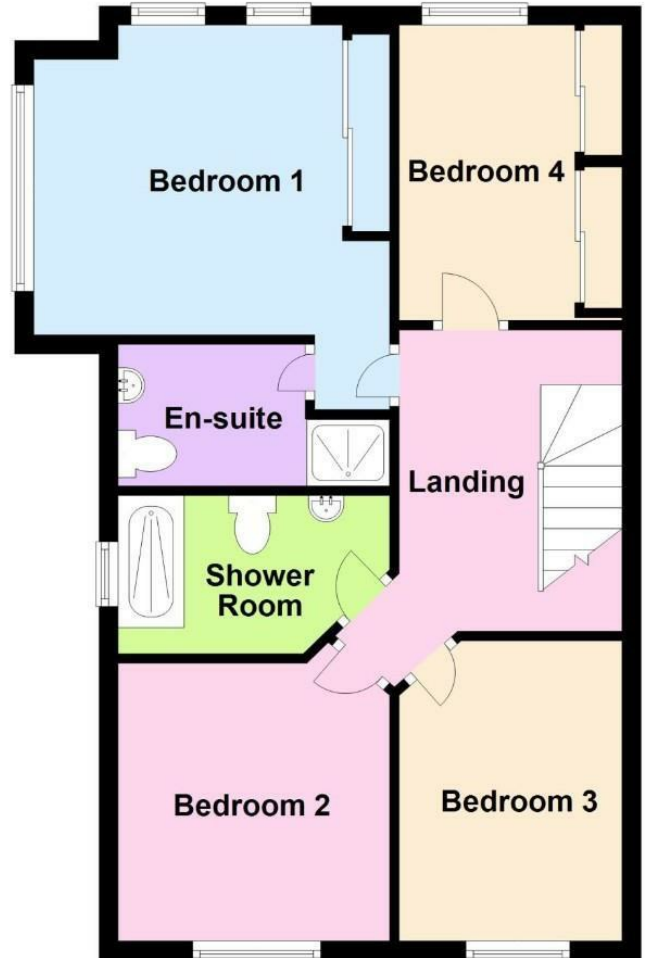
Management Fee: Approx £550 per annum



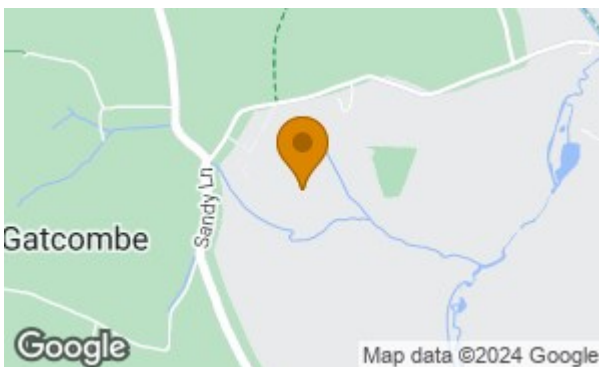
Ground Floor



First Floor



This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(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 CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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