



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

30, Gunville Road

Newport, Isle of Wight PO30 5LD



£395,000
FREEHOLD



Located in a most convenient location, this beautiful detached single-storey home has been fully renovated and offers immaculately presented, flexible accommodation and a fantastic rear garden plus driveway parking.

- Spacious, detached single-storey home
- Beautiful, generous garden with a summer house
- Flexible accommodation offering three to four bedrooms
- Driveway parking for several vehicles
- Countryside walks and Parkhurst Forest nearby
- Extensively renovated throughout
- Pristine, contemporary interiors
- Stylish shower room and en-suite wet room
- Contemporary kitchen with integrated appliances
- Close to Newport town centre and Carisbrooke village

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

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Spacious and superbly presented throughout, 30 Gunville Road benefits from versatile accommodation which can be arranged with three or four bedrooms, depending on the number of reception rooms required. Extensively renovated over the past seven years, the property has been finished to a high standard including fresh neutral interiors and modern amenities such as an efficient gas boiler (installed in March 2023) controlled by a Hive smart central heating thermostat. Providing a well-arranged design, the accommodation comprises a spacious L-shaped entrance hall flowing through the heart of the home giving access to a family living room, a modern kitchen complete with integrated appliances, a stylish shower room, a dining room or an additional bedroom, and three further bedrooms - with one boasting a fantastic en-suite wet room. A further desirable feature of this property is an ample loft space which could potentially provide the option to create additional accommodation to this already spacious home (subject to gaining necessary planning consent).

For keen gardeners or those who simply require plenty of outdoor space, the property offers a generous rear garden which features a summer house, a large lawn and a wonderful decked sun terrace. To the front of the home is a lawned area and a smart block paved driveway providing off-road parking for several vehicles.

Located just North of the historic village of Carisbrooke and its famous castle, 30 Gunville Road is perfectly placed to take advantage of the shops and eateries in the village as well as being just a stone's throw from local supermarkets. The principal town of Newport is just a few minutes' drive away and offers a good range of shops, cultural activities, and all Island bus services connecting at the Newport bus station. There is a variety of beautiful countryside walks to be enjoyed in the area making it ideal for those who enjoy the great outdoors. Being centrally located means you are never far from all the wonderful beaches and breathtaking landscapes that the island has to offer, including the beautiful West Wight with its rugged coastline and picturesque bays. Well-connected to public transport links, Gunville Road is served by the Southern Vectis bus route 38, and is just a 15-minute drive away to the mainland car ferry services from Fishbourne to Portsmouth and East Cowes to Southampton. Additionally, the Cowes to Southampton catamaran foot passenger service is located only 5.9 miles away.

Welcome to 30 Gunville Road

Approaching from Gunville Road, plenty of parking is available on the attractive block paved driveway which passes a green lawn area and provides an approach to this attractive single-story home with a contemporary, smooth render finish. The block paving merges with a sloped pathway providing ease of access to a beautiful composite front door in a contrasting anthracite-grey.

Porch

12'02 x 4'02 (3.71m x 1.27m)

Offering plenty of space to accommodate storage furniture, this large porch is immaculately finished with grey, wood-effect ceramic floor tiles and has a window to the front as well as an internal window to bedroom three. This space has a spotlight fixture and an opaque glazed door to the entrance hall.

Entrance Hall

This L-shaped entrance hall is dressed with a beautiful oak-style laminate floor which flows to bedroom one and two, the dining room, and the lounge; providing stylish continuity. Warmed by a radiator, this space features two decorative ceiling lights, and wooden doors to each of the rooms. Also located here is a ceiling hatch with a ladder providing access to a partially boarded loft space.

Lounge

14'05 x 12'0 (4.39m x 3.66m)

Enjoying natural light from a large window to the front aspect, this room has a feature fireplace with a wooden surround and an electric coal-effect fire, creating a charming focal point. Fitted with a radiator and a decorative ceiling light, this room also includes a telephone/internet point and a television aerial connection.



Bedroom Three

11'0 x 8'05 (3.35m x 2.57m)

Dressed with a cosy grey carpet, this bedroom is warmed by a radiator and features an internal window to the porch allowing for natural light to flow between the two spaces. Recessed spotlights are also located here.

Kitchen

12'03 x 9'10 (3.73m x 3.00m)

Enjoying a dual aspect with a window to the rear and a partially glazed door to the side, this naturally light kitchen is fitted with a beautiful range of wood-effect base and wall cabinets providing cupboards, drawers, and integrated appliances - these include a barely used dishwasher, a fridge-freezer, and an electric oven with a gas hob beneath a stainless steel cooker hood. With a smart tiled splashback in white, a coordinating light-coloured countertop incorporates a dark 1.5 composite sink and drainer, and provides space beneath with plumbing for a washing machine. Fitted with downlighting and a radiator, this room also has stylish stone-effect floor tiling and a gas boiler located within a cabinet along with an electrical consumer unit.

Dining Room/Bedroom Four

10'07 max x 8'01 (3.23m max x 2.46m)

Offering the versatility to be a dining room, a home office, or a fourth bedroom, this room enjoys direct access to the decked sun terrace and rear garden beyond, via a set of glazed French doors. A radiator and a recessed spotlight are also located here.

Shower Room

Beautifully appointed, this room has an overall neutral colour scheme with stylish textured wall tiling, coordinating floor tiles, and a fitted vanity hand basin unit in a contrasting dark grey. A dual flush w.c. is located beneath a window to the rear aspect and a clear-glazed shower cubicle is fitted with modern chrome fixtures. Warmed by a chrome heated towel rail, this room also has a wall-mounted mirrored cabinet, an extractor fan, and a flush ceiling light.

Bedroom One

14'03 max x 9'08 (4.34m max x 2.95m)

Offering views to the rear garden, this bedroom has a window with a radiator beneath and a handy recess providing the perfect space for a dresser or wardrobe. The room is also fitted with modern decorative ceiling light.

Bedroom Two

11'06 x 7'09 (3.51m x 2.36m)

Formerly the garage, this space has been beautifully converted into an en-suite bedroom with a window to the side aspect allowing for natural light complemented by recessed downlighting. Also located here is a radiator and a television aerial connection.

En-suite Wet Room

Finished with large-scale wall tiling in a neutral stone-effect and a coordinating vinyl floor, this easily accessible wet room is spacious and features an opaque glazed window to the front aspect. This room is fitted with a dual flush w.c, a wall-mounted hand basin, and an electric shower unit. The room also benefits from an extractor fan, downlighting, and a wall-mounted heater.



Rear Garden

Providing a fantastic outdoor environment for family playtime or a spot of al fresco dining, a generous rear garden boasts a summer house and extends to approximately 85 feet featuring a spacious green lawn with a pathway to the bottom plus a fabulous grey painted sun deck providing plenty of space to arrange outdoor furniture in the sunshine. Accessed via the kitchen side door, the dining room, and external gates on either side of the property, the garden is fully enclosed with a combination of well-kept hedging and green-painted fencing and includes a substantial timber storage shed, coordinating with the fence panels. The garden also benefits from an external tap and socket point.

Parking

A driveway to the front provides off-road parking for several vehicles.

Conveniently situated for the principal town of Newport and the bustling village of Carisbrooke, 30 Gunville Road presents an immaculate, beautifully renovated, contemporary home with flexible accommodation and a generous rear garden. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Gas central heating, mains water & drainage, electricity.



GROUND FLOOR
 857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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="border: 1px solid black; border-radius: 50%; padding: 5px; margin-right: 10px;">70</div> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; margin-right: 10px;">86</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 CO ₂ emissions			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; margin-right: 10px;">70</div> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; margin-right: 10px;">86</div> </div>
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Agent Notes:

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