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wright  
estate agency



**£425,000**

20b Whitepit Lane, Newport, Isle of Wight, PO30 1LX









Welcome to this charming detached house located along the ever popular Whitepit Lane in Newport with lovely views towards Cowes and beyond. This property boasts three reception rooms and four bedrooms providing ample space for entertaining guests or simply relaxing with your family. This delightful property is perfect for those seeking a peaceful retreat while still being conveniently located near all the amenities Newport has to offer. Don't miss out on the opportunity to make this house your new home!

The accommodation is arranged over two floors and comprises a welcoming hallway, lounge with feature log burner, dining area with access leading out to the garden, modern kitchen, playroom / bedroom 5 and utility room/ wc. The first has four good size bedrooms with one having an en-suite and a good size family bathroom. Externally there is off road parking for several cars and a lovely rear garden.



The home is a 10 minute walk from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. In the opposite direction is the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.

To arrange an internal viewing of this fabulous home please call The Wright Estate Agency on 01983 281010.



Hallway	
Lounge	15'3" x 14'3"
Dining Area	9'4" x 8'1"
Kitchen	10'0" x 9'1"
Play Room / Bedroom 5	11'1" x 8'1"
Utility Room/ WC	8'3" x 3'9"
Bedroom 1	12'7" x 11'10"
Bedroom 2	12'5" x 10'11"
En-Suite	
Bedroom 3	13'9" x 10'2"
Bedroom 4	8'3" x 7'5"
Bathroom	8'10" x 8'7"

#### Outside

To the front of the property there is a bloc paved driveway providing off road parking for several cars. There is also gated side access leading to the rear. The enclosed rear garden has a large decked area which is ideal for those family gatherings, storage shed and steps down to the artificial lawn with additional decking area.

**Council Tax**  
Band

#### Services

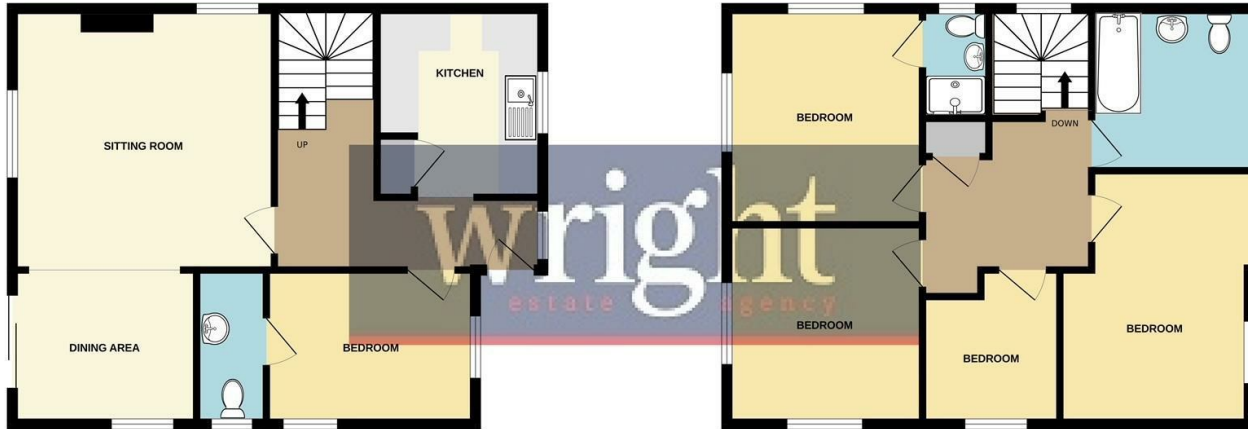
Unconfirmed gas, electric, telephone, mains water and drainage.

#### Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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