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wright
estate agency



£370,000

2 Alvington Close, Newport, Isle of Wight, PO30 5AS





Nestled in the sought-after area of Alvington Close, Carisbrooke, this charming detached bungalow offers an ideal family home in a popular and desirable location. The property is conveniently situated near local schools, making it perfect for families with children. Additionally, the historic Carisbrooke Castle is just a stone's throw away, providing a delightful backdrop for leisurely walks and exploration.

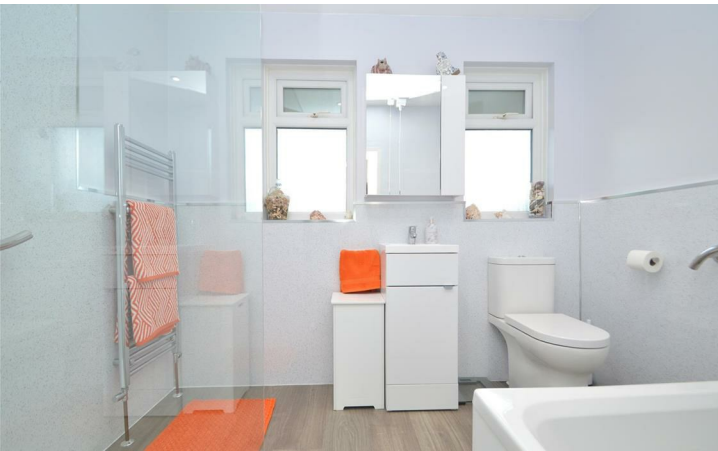
Upon entering, you will find a well-presented interior that has been meticulously maintained, ensuring a welcoming atmosphere throughout. The spacious layout allows for comfortable living, with ample room for both relaxation and entertaining.

One of the standout features of this property is the off-road parking, which accommodates several cars, along with a garage for additional storage or vehicle space. This is a rare find in such a desirable location, offering both convenience and peace of mind.

The well-maintained garden is another highlight, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. Whether you wish to host summer barbecues or create a tranquil retreat, this garden offers endless possibilities.

In summary, this house on Alvington Close is a fantastic opportunity for those seeking a well-presented home in a prime location. With its proximity to schools, historical landmarks, and excellent parking facilities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

The home is a 5 minute drive 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.



Hallway	
Lounge	19'10" x 13'0"
Dining Room	13'2" x 9'10"
Kitchen	11'8" x 7'3"
Utility Room	
Sun Room	12'0" x 11'6"
Bedroom 1	15'0" x 10'9"
Bedroom 2	13'8" x 11'3"
Bedroom 3	9'4" x 7'8"
Bath/ Shower room	

Outside
This delightful garden has something for everyone, there are plenty of areas to sit and relax, areas for growing vegetables and lawn areas for children to play. There is also gated access to School lane making life even easier to walk to the nearby village of Carisbrooke.

Parking
This property has a good size driveway providing off road parking for several vehicles. There is also a detached garage.

Council Tax
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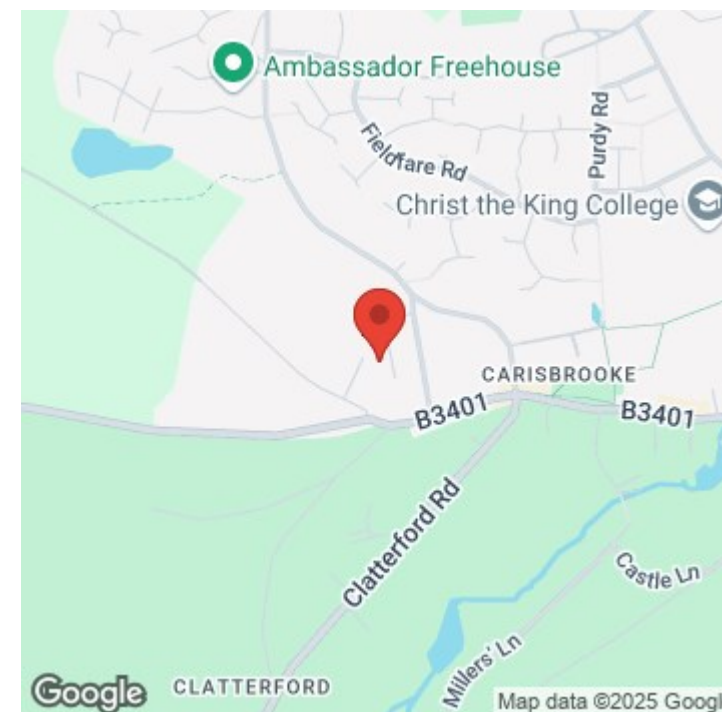
Services
Unconfirmed mains gas, mains electric, mains water, mains sewer.

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.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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