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wright
estate agency



£350,000

Avondale New Road, Porchfield, Isle of Wight, PO30 4LT





Nestled in the charming village of Porchfield, this delightful semi-detached house on New Road offers a perfect blend of comfort and countryside living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The house boasts two bathrooms, ensuring convenience for all residents. The good-sized garden is a lovely feature, providing a private outdoor space to enjoy the fresh air and stunning countryside views that surround the property. Whether you wish to cultivate a garden or simply relax in the sun, this outdoor area is sure to please.

Parking is a breeze with space for two vehicles, allowing for easy access and peace of mind. The sought-after rural location offers a tranquil lifestyle while still being within reach of local amenities. This property is a rare find, combining the beauty of the countryside with the comforts of modern living. If you are looking for a serene retreat in a picturesque setting, this home on New Road is not to be missed.



The home is a 10 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. 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



Entrance	
Lounge	13'1" x 12'8"
Dining Room	12'7" x 10'2"
Kitchen	16'3" x 10'6"

First Floor - Landing

Bedroom 2	12'7" x 10'2"
Bedroom 3	10'1" x 8'8"
Bathroom	8'4" x 4'5"

Second Floor

Bedroom 1	17'8" x 12'4"
En-Suite	6'3" x 5'7"

Parking

To the front of the property there is a driveway providing off road parking for two cars.

Outside

The good-sized garden is a lovely feature, providing a private outdoor space to enjoy the fresh air and stunning countryside views that surround the property. Whether you wish to cultivate a garden or simply relax in the sun, this outdoor area is sure to please. The garden comprises lawn area, timber shed, man cave/ workshop, decking and mature trees and shrubs.

Man Cave / Workshop	19'3" x 9'5"
Power and Light	

Council Tax
BAND D

Tenure
Freehold

Services
Mains drainage, water and electric. Oil fired central heating

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	51	
(39-54) E		
(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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