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wright  
estate agency



**£270,000**

7 Prior Crescent, Newport, Isle of Wight, PO30 5NT









Set in the tranquil setting of Prior Crescent, Newport, this delightful four-bedroom house presents an ideal family home. The property is perfectly situated in a quiet cul-de-sac, ensuring a peaceful environment for both children and adults alike. Families will appreciate the close proximity to schools catering to all ages, making the morning school run a breeze.

The home's accommodation is spacious and light and comprises a welcoming hallway, sitting room, dining room, conservatory, kitchen, utility room and cloakroom wc. Four bedrooms and shower room complete this lovely family home.

The house boasts a generous garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor area is perfect for children to play and for hosting family gatherings during the warmer months. Additionally, the property offers off-road parking for two cars, a valuable feature that adds convenience and security.



With its spacious layout and family-friendly features, this home is designed to accommodate the needs of modern family life. Whether you are looking to settle down or seeking a new chapter in a welcoming community, this property is a wonderful opportunity not to be missed.

The home is a 5 minute drive from the 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.



Hallway	
Lounge	16'1" x 11'2"
Dining Room	11'0" x 9'6"
Conservatory	10'2" x 9'4"
Kitchen	10'11" x 8'8"
Utility Room	11'8" x 6'4"
First Floor - Landing	
Bedroom 1	12'11" x 11'2"
Bedroom 2	10'11" x 9'6"
Bedroom 3	10'11" x 7'5"
Bedroom 4	8'10" x 8'0"
Shower room	6'2" x 5'5"

**Parking**  
To the front of the property there is a driveway which provides off road parking for two cars

**Outside**  
The house boasts a generous garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor area is perfect for children to play and for hosting family gatherings during the warmer months. The graden comprises timber sheds, decking area, lawn area and mature shrubs.


**Council Tax**  
Band C

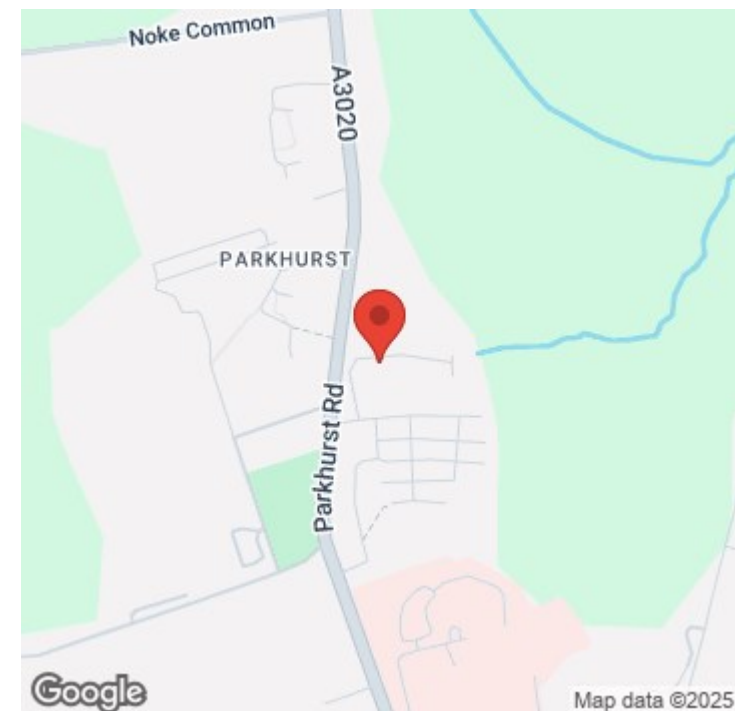
**Tenure**  
Freehold

**Services**  
Mains drainage, water, gas, electric

**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 fitments, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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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