



## Newport Road

Ventnor  
£275,000



Wonderful and well appointed family home, conveniently located for the local schools and on a regular bus route, the property offers 4 bedrooms, refurbished family bathroom, 2 receptions and a modern kitchen. Recently renovated throughout by the current owners. Gas centrally heated and double glazed the property also has a large rear garden and patio.





## 4 Bedroom Semi Detached House

### Porch

Storm porch entrance and hall - with stairs to the first floor.

**Sitting Room** 11' 9" x 15' 9" (3.57m x 4.789m) into bay

A large front aspect reception with bay window. Stripped floorboards and decorative fire place and mantel.

**Dinning Room** 12' 0" x 13' 1" (3.67m x 4.0m)

A second reception at the rear of the house. Ideal family dining room.

**Kitchen** 13' 9" x 10' 2" (4.2m x 3.1m)

A recently fitted modern style kitchen with breakfast bar. Integrated 5 ring gas hob, eye level cooker and grill - dishwasher and double fridge/freezer and butler style sink. Door to the garden.

### First Floor

Bright spacious landing - built in linen cupboard.

**Bedroom 1** 14' 9" x 13' 1" (4.5m x 3.99m)

A wonderful master double bedroom - with front aspect. access up to Bed 4 - loft room.

**Bedroom 2** 13' 1" x 9' 2" (4.0m x 2.8m)

A rear aspect bright double bedroom. Built in wardrobe.

**Bedroom 3** 10' 6" x 7' 10" (3.2m x 2.4m)

Bedroom over looking the rear garden.

### Bathroom

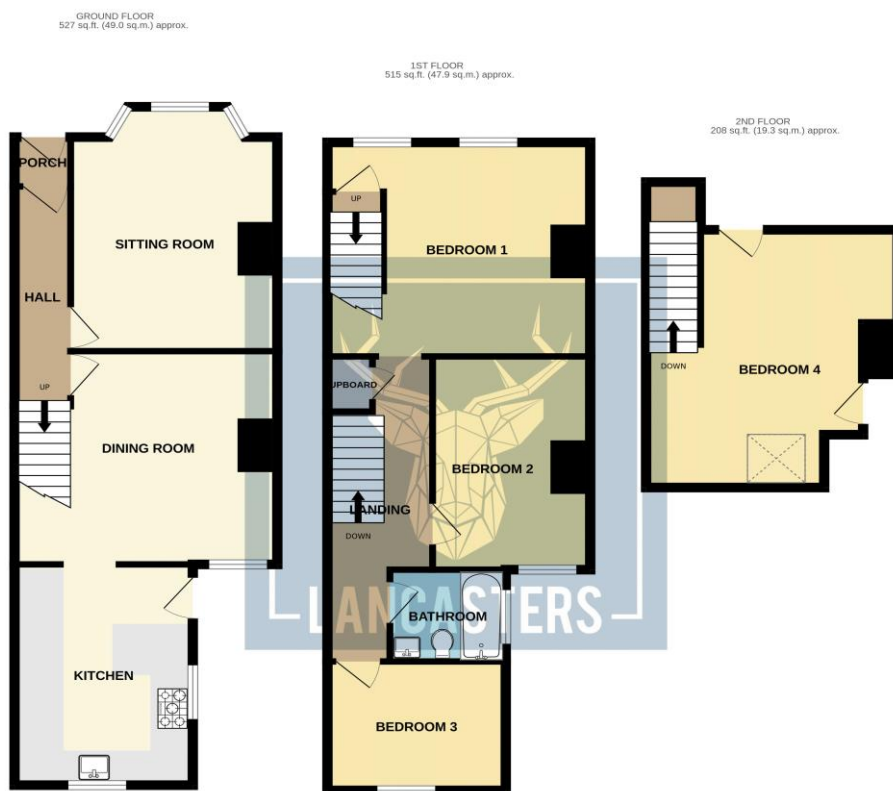
Family bathroom with modern white suite, and decorative tiling. Panelled bath and shower over, w/c, vanity basin and large heated towel rail.

**Bedroom 4** 13' 1" x 11' 6" (4.0m x 3.5m)

A loft bedroom with velux style window. Sloped ceilings and eaves storage

### Outside

The property has a small walled garden to the front - low maintenance with decorative gravel. At the rear is a Southerly aspect garden with large sandstone patio, lawn and vegetable garden with timber shed.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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 misstatement. 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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