



# St. Johns Road

Newport  
£450,000



Lancasters

What a property! - Luxury in abundance. Beautifully appointed, the space throughout is generous, and the accommodation is arranged over 3 floors, comprising 2 receptions, 4 bedrooms and 3 bathrooms. A modern built property on the outskirts of town. With a far reaching view, low maintenance garden and off street parking - this really is a spectacular family home.





## 4 Bedroom Semi Detached House

**Porch** 7' 10" x 5' 7" (2.4m x 1.7m)

A very useful space and entrance. Double glazed.

### Hall

A wide welcoming hall, with space for coats etc. Turned staircase and storage under.

**Sitting Room** 14' 10" x 16' 11" (4.53m x 5.15m) into bay

A gorgeous main reception with bay window, and inset log burner with decorative fireplace surround.

### W/C

Ground floor w/c and basin.

**Kitchen/Diner** 21' 2" x 12' 2" (6.44m x 3.7m) max

A lovely dual purpose family room. French style doors onto the garden, and additional light brought into the room via velux windows. A series of floor and wall mounted storage units in a country sage green with butcher block counter top, inset double butler's sinks, integrated dishwasher and fridge/freezer. Space for a free standing dresser and large family size dining table and chairs.

**Utility** 6' 3" x 4' 7" (1.9m x 1.4m)

Fantastic additional space for laundry and extra kitchen storage units with sink. Plumbing for a washing machine.

### First Floor

#### Airing Cupboard

Large walk in cupboard, ideal for linen etc. Pressurised water cylinder.

**Bedroom 1** 16' 9" x 15' 1" (5.1m x 4.6m) into bay

What a master bedroom! So much space... Bay window with a view across Newport.

#### Ensuite

Well appointed modern suite, with corner shower cubicle, w/c, basin

**Bedroom 2** 15' 1" x 12' 4" (4.6m x 3.75m)

A large rear aspect double bedroom - ensuite.

#### Ensuite

Corner shower cubicle, w/c and basin.

### Second Floor

#### Bathroom

12' 6" x 5' 3" (3.8m x 1.6m)

A large family bathroom with free standing roll top bath, corner shower cubicle, w/c and basin.

**Bedroom 3** 15' 1" x 13' 5" (4.6m x 4.1m)

An very spacious front aspect double bedroom - built in double wardrobe. A great view towards the Downs and across Newport.

**Bedroom 4** 15' 1" x 12' 2" (4.6m x 3.7m)

A rear aspect double bedroom, with built in wardrobe.

### Outside

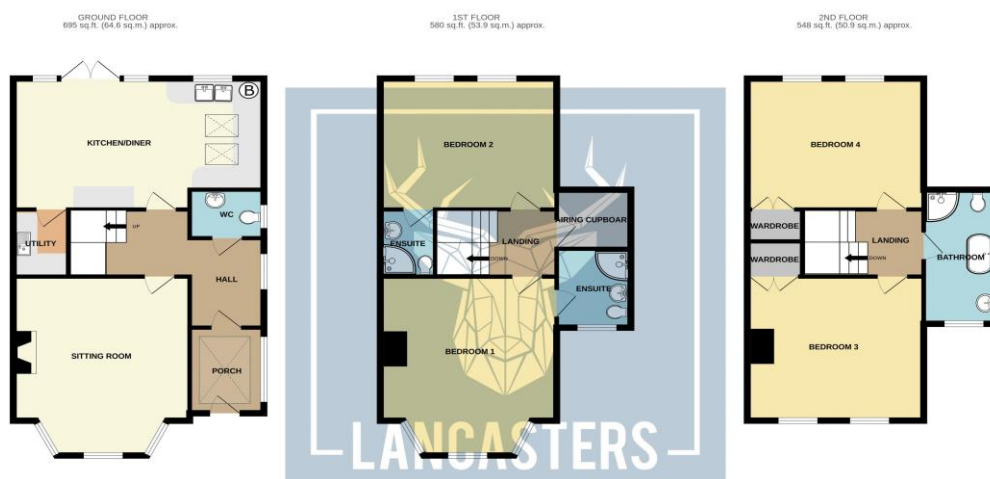
The development built as a small mews has gated access from the street to all properties, with a lawn front garden bordered with low hedging. At the rear which can be accessed via a side gate or from the parking area - is a Westerly aspect low maintenance garden, with patio and artificial turf. Planted areas, timber shed, and green house. external power, lighting and a water supply. Steps up and out to the rear.

### Parking

The property has 2 allocated end to end parking spaces - which are accessed via Whitepit lane.

### N.B

Please note - whilst this is a Freehold property, there is a £300 per annum communal service charge - this is for the upkeep of the common areas within the development.



TOTAL FLOOR AREA : 1823 sq.ft. (169.4 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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Tenure: Freehold

Council: D

EPC: C



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