



Newport Road

Niton

£350,000



Lancasters

A wonderful stone built cottage within the sought after and picturesque village of Niton. Previously extended the property offer spacious and well laid out accommodation which in brief comprises, 3 receptions, 2 bedroom, 2 bathrooms and a detached garage with workshop. A large sunny aspect garden completes this well appointed family home.



2 Bedroom Cottage

Entrance

A walled courtyard front garden - leads to a enclosed porch and front door.

Kitchen

8' 10" x 7' 10" (2.7m x 2.4m) max

A well appointed modern fitted kitchen, with floor and wall mounted storage units and contrasting counter tops. Integrated dishwasher, gas hob and cooker. Gas boiler.

Sitting Room

14' 1" x 11' 10" (4.3m x 3.6m)

A bright main reception with engineered wooden flooring. Wood burning stove and decorative mantel. Wooden bifold doors out to...

Conservatory

11' 10" x 11' 10" (3.6m x 3.6m)

Fantastic additional reception space - ideal for dining table and chairs. Double glazed and with glass roof. doors onto the garden.

Study

8' 6" x 4' 11" (2.6m x 1.5m)

An extra ground room. Perfect as a home office or hobby space.

W/C

Ground floor W/C and basin - located just off the kitchen.

Bedroom 1

11' 6" x 10' 10" (3.5m x 3.3m)

A lovely spacious and bright main bedroom - vaulted ceiling and velux window. Storage over the stairs.

Ensuite

An over sized ensuite, with panelled bath, vanity basin and w/c.

Bedroom 2

12' 2" x 9' 10" (3.7m x 3.0m)

A lovely guest double bedroom with a front aspect. Built in wardrobe storage.

EnSuite

Shower cubicle, vanity w/c and basin.

Garage & Workshop

21' 8" x 17' 1" (6.6m x 5.2m) max L-Shaped

Detached and accessed via double gates with gravel drive. Complete with power and lighting. A secure up and over remote controlled roller door for vehicle access. L-shape in design the space offers room for a workshop and storage.

Outside

The property has a sunny aspect garden with lawn and patio - accessed via double gates from the street.

N.B

The property has a gas fired boiler for hot water and heating - which is fuelled via LPG
- A large storage container is discreetly buried in the rear garden.



TOTAL FLOOR AREA: 899 sq. ft. (83.5 sq.m.) approx.
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Tenure: Freehold

Council: C

EPC: F



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