

SPENCE WILLARD



Hemswell, 5, Queens Road Newport, Isle Of Wight

Occupying a good size plot with secluded garden, large garage and off-road parking. Comfortable walking distance to town centre and local transport links

VIEWING:

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Built in 1956, Hemswell occupies a good size plot amongst other individual architect designed bungalows and houses and is situated in the quiet location of Queens Road. Conveniently positioned near to the county town of Newport with its variety of shops, cafes and eateries and within easy distance of popular schools from primary to sixth form college. The location benefits from excellent transport links covering all parts of the island.

All of the rooms are of a good size allowing an abundance of natural light to flood the rooms. Potential to convert the spacious attic with excellent head height (subject to all necessary planning and building regulations) Wonderful secluded garden with a mixture of mature trees, shrubs and bushes. Ample off-road parking and large garage.

ACCOMMODATION

ENTRANCE HALL Good spacious hallway with oak faced doors and ample room for coats and storage. Access through to all the principal rooms and rear access out onto the garden. Original polished wood flooring currently covered with carpet. Large storage cupboard.

SITTING ROOM Spacious west facing room with views over the front garden via large bay window, built in multi fuel Charnwood Stove.

KITCHEN Traditional style kitchen with large walk-in larder, ample floor mounted kitchen units with additional storage cupboards. Built in double oven and gas hob. South facing outlook. There is ample space to extend the kitchen by integrating the larder and an outside storage room into the area (subject to the necessary planning and building regulations)

DINING ROOM/BEDROOM 4 South facing outlook, currently used as a dining room with serving hatch through to the kitchen. However, would make a good size double bedroom if additional accommodation was needed.



BEDROOM 1 West facing outlook overlooking the front garden. Large double bedroom with ample built in wardrobes and storage facilities.

BEDROOM 2 Large spacious double bedroom with built in wardrobes and above storage.

BEDROOM 3 Another very good size bedroom with built in single wardrobe. Views over the rear secluded garden. Hardwood flooring.

FAMILY BATHROOM Large modern style bath, with shower above and V-laze vitreous enamel wall panels. Wash hand basin and vanity unit below. Illuminated mirrored wall cabinet. WC and wall mounted heated towel rail.

OUTSIDE

Driveway parking for 2-3 cars, plus additional double length garage with power and lighting. The front garden is mainly laid to lawn, well-maintained borders with an array of shrubs and plants. Access through to the rear garden on both sides of the property. A rear porch takes you out into the garden with additional storage space for garden and leisure equipment. An outside water tap can be found in the outside storage room.

The rear east facing garden is predominantly laid to lawn with a large patio. There is a mixture of mature trees and bushes. Access can be gained to the garage via a side door. A Summer house is positioned at the bottom of the garden.

POSTCODE PO30 1EZ

TENURE Freehold

COUNCIL TAX Band D

EPC Rating D

SERVICES Mains water, electricity, drainage, and gas.

VIEWINGS Strictly by appointment with sole agents, Spence Willard.



5 Queens Road, Newport, Isle Of Wight PO30 1EZ

Approximate Gross Internal Area
1647 sq ft - 153 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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