

SPENCE WILLARD



2 Shide Road, Newport, Isle of Wight

An imposing and spacious period family home with extensive parking, garaging and a south facing garden along with a stunning contemporary kitchen/living room

VIEWING:

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Occupying a popular residential area within walking distance of the town centre, the property provides light and spacious accommodation with particularly nicely proportioned principal rooms containing many original features. Generous ceiling heights and large windows allow natural light to flood the house while externally, there is parking for numerous cars to the front of the property along with a large garage/workshop and a walled south facing rear garden. The property benefits from an impressive contemporary kitchen/living room with sliding glazed doors to the rear garden and modern bathrooms.

The property is conveniently located within this popular residential area with the amenities of Newport being within walking distance. The cycle track is nearby accessing the Red Squirrel trail.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A spacious entrance featuring the original staircase leading to the First Floor with understairs cupboard.

SITTING ROOM A particularly light and spacious room with a wide bay window overlooking the front with gas fire set in marble surround and timber mantelpiece. Decorative coving and ceiling rose. Bi-fold doors open to:

DINING ROOM A spacious south facing room with French doors to the **GARDEN**, a sealed fireplace, decorative coving and picture rail matching those in the Sitting Room.

STUDY/BEDROOM 5 Overlooking the front driveway with door to indoor **HOT TUB** with bi-fold doors opening to the **COURTYARD**.

CLOAKROOM Approached via a **LOBBY** with built-in cupboards and coat hanging space, washbasin and WC.



UTILITY ROOM Fitted with a range of built-in cupboards, worksurfaces, sink unit and with space for washing machine, tumble dryer and American style fridge freezer.

KITCHEN/LIVING ROOM A superb contemporary room providing a well equipped modern kitchen and with a series of sliding glazed doors opening to the south facing **TERRACE** and **GARDEN**. The kitchen comprises a good range of built-in cupboards with worksurfaces, sink unit, an integral dishwasher, microwave and fridge freezer with space for a range-style cooker. The room opens into a generous seating and dining space overlooking the garden. Large, wall hung smart TV.

**FIRST FLOOR
LANDING**

BEDROOM 1 A particularly spacious room with a wide bay window to the front elevation, high ceiling and decorative coving.

DRESSING ROOM With a range of built-in cupboards.

BATHROOM EN-SUITE Recently modernised and featuring a contemporary bath, shower, washbasin and WC with fully tiled walls.

BEDROOM 2 A double bedroom overlooking the rear garden with sealed original fireplace with surround and a range of built-in cupboards.

BEDROOM 3 A dual aspect double bedroom.



BEDROOM 4/SEWING ROOM

SHOWER ROOM Tiled throughout with a large walk-in shower, washbasin, WC and heated towel rail.

OUTSIDE

A pair of brick gate pillars open to a block-paved driveway which leads to an extensive gravel parking area surrounded by mature evergreen trees and shrubs. Steps lead up to the front door with access to the adjacent **GARAGE/WORKSHOP**:

GARAGE/WORKSHOP Extending along the eastern side of the house with space for a number of cars/storage. Up-and-over doors at the front and rear as well as pedestrian doors to the front elevation and rear garden. Power and lighting.

To the western side of the house is a small courtyard with a **STORE** and access to the **HOT TUB**.

The gardens lie from the southern side of the house where there is an extensive, recently laid composite decked **TERRACE** with uplighters providing a wonderful south facing seating and dining area beyond which lawns extend to various trees and shrubs, all enclosed by attractive old brick walls.

POSTCODE PO30 1YQ

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating.

EPC Rating D

TENURE Freehold

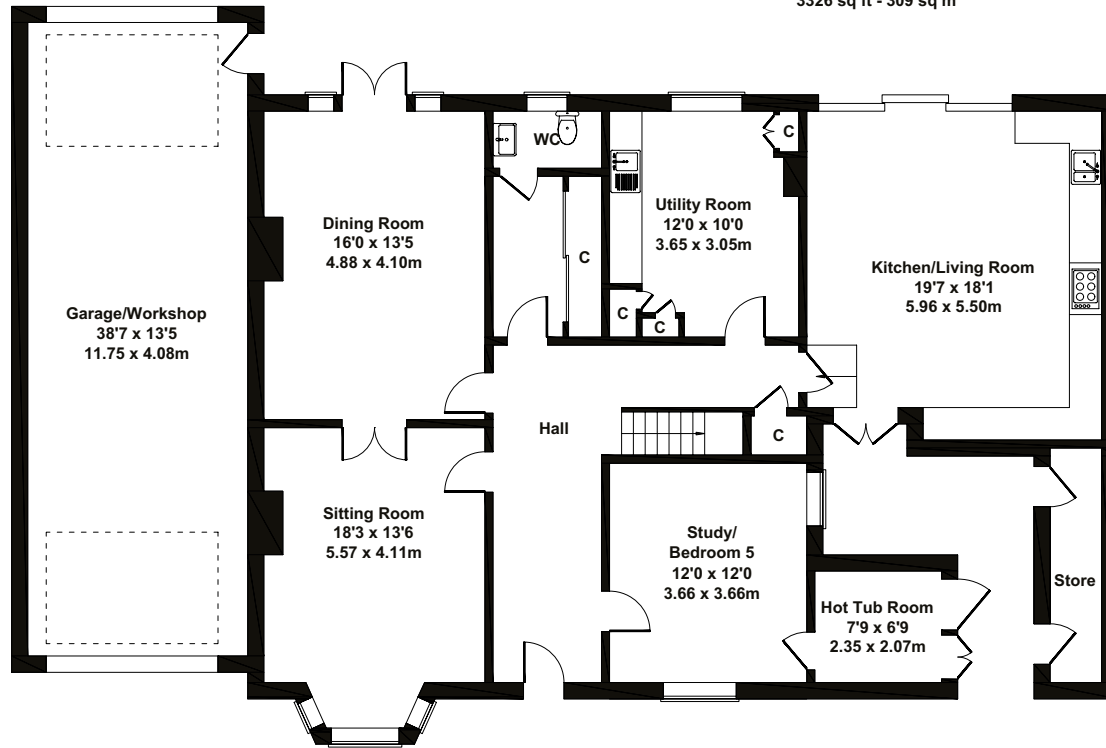
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VIEWINGS All viewings will be strictly by prior arrangement with the selling agents Spence Willard.

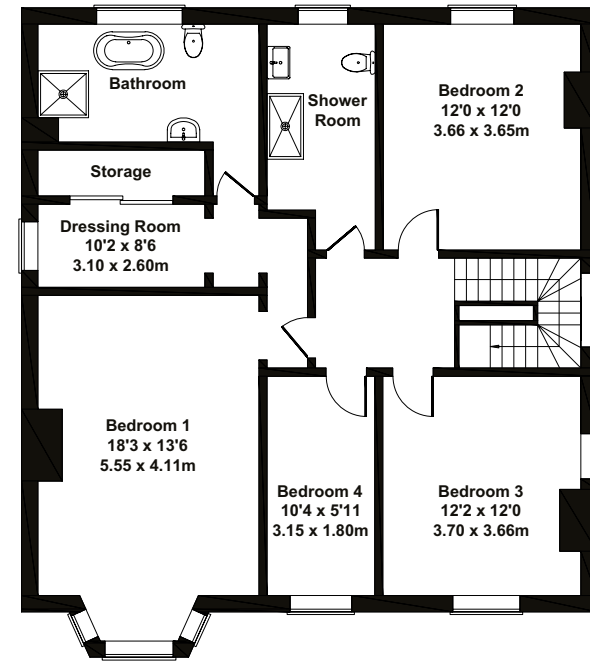


2 Shide Road

Approximate Gross Internal Area
3326 sq ft - 309 sq m



GROUND FLOOR



FIRST FLOOR

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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