



**MARVINS**  
ESTATE AGENTS



## 79 CLATTERFORD ROAD, NEWPORT, PO30 1NZ

**ASKING PRICE £460,000**

Nestled along the highly sought-after Clatterford Road, this charming 1930's detached house has been tastefully refurbished in recent years to offer a modern, contemporary feel while retaining its original character. Perfectly positioned on the edge of the countryside and at the foot of historic Carisbrooke Castle, the home enjoys enviable south-facing aspects and captivating views of the castle itself.

The spacious kitchen/diner forms the heart of the home, opening seamlessly onto a decked terrace – ideal for alfresco dining and entertaining. Upstairs, three bedrooms await, including a master with en-suite facilities. The property backs directly onto a Parish Council-owned recreation park, providing an open, green outlook and space for outdoor enjoyment. With potential plans already drawn up to extend the rear of the house, there is exciting potential to further enhance both the space and value. Whether you are drawn to the history, the scenery, or the thoughtful modern updates, this home offers a rare blend of location, lifestyle and opportunity.

### COWES OFFICE

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### RECEPTION HALL

Front door to Reception Hallway with stairs off to the first floor. There is an under stairs Cloakroom with WC as well as a cupboard which houses the gas boiler.

### LOUNGE

11'4" x 12'4" (3.45m x 3.76m)

A cosy room with front aspect via a bay window which promotes much natural light. Feature tiled fireplace. Radiator.

### KITCHEN DINER

18' x 12'5" (5.49m x 3.78m)

The heart of the home and certainly a major feature of the property. The Kitchen Diner enjoys a super aspect over the garden along with views of the Castle and neighbouring countryside. French style double doors lead from the dining area to the outside decked area, blending inside and outside living perfectly. The Kitchen is a contemporary design and includes a comprehensive range of attractive light coloured wall and base units with complementary wood worktops and brick style tiles and includes: built-in oven and a 5-ring gas burner. Plumbing for a washing machine and dishwasher. Space for Fridge/Freezer.

### FIRST FLOOR LANDING

All rooms off. Radiator. Access to loft space.

### MASTER BEDROOM

10' x 12'1" (3.05m x 3.68m)

The master suite enjoys the super views of the Castle and neighbouring countryside.

### EN-SUITE

Comprising shower cubicle, vanity unit with inset hand basin and WC.

### BEDROOM 2

10'2" x 12'8" (3.10m x 3.86m)

Front aspect via bay window. Radiator.

### BEDROOM 3

7'3" x 8'11" (2.21m x 2.72m)

Radiator. Countryside and Castle views.

### BATHROOM

A white suite comprising panelled bath and shower attachment, pedestal hand basin and low level WC.

### OUTSIDE

A convenient hardstanding for cars lies to the front of the property. There is a side access to the rear garden. The rear garden is a feature of the property with its long lawned garden which backs on to the playing field. At the top of the garden is a super decked area - the perfect place to relax and enjoy the gardens and the views beyond.

### TENURE

This property is Freehold. Council tax band D.



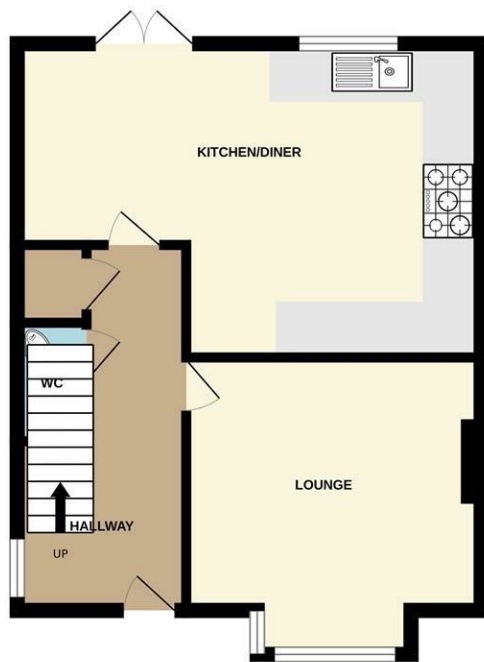




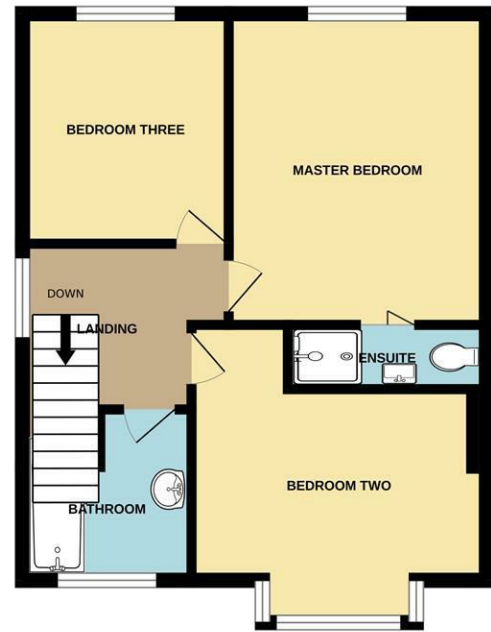




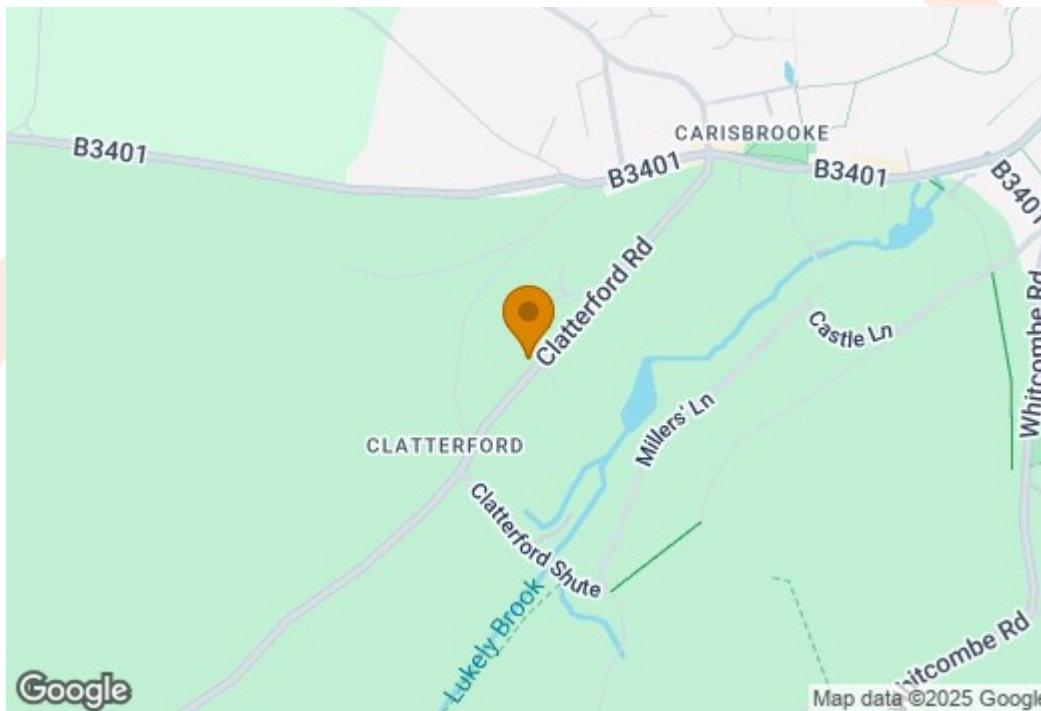
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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