



**£425,000**

Little Paradise, 165A Staplers Road, Newport, Isle of Wight, PO30 2DP





Set within a quiet cul-de-sac on Staplers Road in Newport, this immaculate detached bungalow offers a perfect blend of comfort and style. With three well-proportioned bedrooms, two modern bathrooms, modern kitchen and utility room this property is ideal for families or those seeking a peaceful retreat.

As you enter, you are greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The reception room also gives access to the garden. The bungalow boasts stunning countryside views to the front, allowing you to enjoy the beauty of nature right from your home.

The property features a double garage and ample driveway parking for up to six vehicles, ensuring convenience for both residents and guests. Located in a sought-after and elevated area, this bungalow not only provides a tranquil living environment but also easy access to local amenities and transport links.



This charming home is perfect for those looking to enjoy a serene lifestyle while still being close to the heart of Newport. Don't miss the opportunity to make this delightful bungalow your own.

The home is a 5 minute drive from the town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. Venture a little further to find the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages.

To arrange an internal viewing of this fabulous home please call The Wright Estate Agency on 01983 281010.



#### Hallway

Lounge/ Dining Room 24'2" x 14'9"

Kitchen 11'10" x 8'8"

Utility Room 8'9" x 5'2"

Bedroom 1 13'7" x 12'9"

En-Suite 5'3" x 4'7"

Bedroom 2 11'7" x 11'5"

Bedroom 3 11'7" x 11'3"

Bathroom 8'7" x 7'7"

#### Parking

To the side of the property there is a large gated driveway providing off road parking for multiple cars.

**Double Garage** 19'0" x 17'5"

The double garage has up and over doors, power and light. There is also access to the rear garden.

#### Outside

The rear garden has something for everyone, there is a good size lawn for children to play or adults to relax, summer house, large patio area for those Al-Fresco evenings, mature shrubs and gated access to the side.

**Summer House** 9'5" x 9'6"

#### Tenure

Freehold

#### Council Tax

Band E

#### Services


Mains water, drainage, electric and gas.

#### Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**wright**  
 estate agency