

## Newport, Isle of Wight



- **3/4 Bedroom Family Home**
- **Garage and Parking**
- **Well presented Throughout**
- **Tucked Away & Sought After Location**
- **Walking Distance to Town**



## About the property

Tucked away in a quiet Close in the sought-after Carisbrooke Meadows area of Newport, this well-presented three-storey, four-bedroom modern home offers versatile and spacious accommodation, ideal for family living.

The property welcomes you with a driveway and garage, providing ample parking and storage. Inside, the ground floor features a bright and contemporary open-plan family living space, incorporating a stylish kitchen-diner that seamlessly flows out onto the rear garden—perfect for both everyday living and entertaining. There is also the added convenience of a downstairs WC, along with a flexible study or fourth bedroom, ideal for home working or guest accommodation.

On the first floor, you'll find a comfortable and separate lounge, offering a relaxing retreat away from the main living area. The generous master bedroom is also located on this level and benefits from its own en-suite.

The second floor hosts two further well-proportioned double bedrooms and a modern family shower room, which has been recently updated to a high standard.

Outside, the property boasts a private, sunny rear garden designed for low maintenance, with the added benefit of rear access—perfect for busy lifestyles.

Built around 20 years ago and carefully maintained over time, this home is in excellent condition throughout. Conveniently located within walking distance of Newport town centre, Sainsbury's, and well-regarded local schools, it is perfectly suited to a growing or young family seeking both comfort and convenience.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom WC

Utility Cupboard

Office / Bedroom 4 6'3 x 9'4

Kitchen/Family Room 19'9 x 13'5

### FIRST FLOOR

Landing

Lounge 11'0 x 13'5

Bedroom 1 11'5 x 13'5

En-suite 6'4 x 6'2

### SECOND FLOOR

Landing

Bedroom 2 10'5 x 9'8

Bedroom 3 7'3 x 13'5

Shower Room 5'8 x 6'3

### OUTSIDE

Rear Garden

Garage

Parking

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		