

Newport, Isle of Wight



- **Attractive Three Bedroom Semi Detached**
- **Short Distance from Shide Cycle Track**
- **Nicely Maintained, Private Rear Garden**
- **Perfect Balance of Town & Countryside Living**



About the property

Situated in a highly sought-after position in Newport on the beautiful Isle of Wight, this attractive three-bedroom semi-detached home offers the perfect balance of town convenience and countryside living.

The property is ideally located just a short distance from the Shide cycle track, providing direct links to the popular Sunshine Trail and Red Squirrel Trail. This makes it an excellent choice for families who enjoy outdoor pursuits, scenic walks, and cycling right from their doorstep.

Internally, the home offers generous and well-proportioned accommodation throughout. On the ground floor are two versatile reception rooms, ideal for both relaxing and entertaining, along with a well-appointed kitchen that opens directly onto the rear garden — perfect for modern family living and summer gatherings.

Upstairs, the property features three well-sized bedrooms and a family bathroom, providing comfortable space for a growing family.

The rear garden is a particular highlight: nicely maintained, wonderfully private, and enjoying a sunny aspect — an ideal space for children to play or for hosting friends and family.

Despite its close proximity to open countryside and picturesque cycle routes, the property also benefits from being just moments from Newport town centre. A wide range of shops, bars, cafés, restaurants, and well-regarded schools are all within easy reach, ensuring everyday amenities are conveniently close at hand.

Offering space, location, and lifestyle in equal measure, this delightful home presents an ideal opportunity for a family looking to settle and grow in one of Newport's most convenient and desirable areas.

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

Accommodation

GROUND FLOOR

Entrance Hall

Dining Room 14'5 x 12'4

Lounge 12' x 12'4

Kitchen 8'5 x 7'4

Storage

FIRST FLOOR

Landing

Bedroom 3 11'3 x 7'3

Bedroom 1 12'4 x 11'3

Bedroom 2 11' x 10'11

Bathroom

OUTSIDE

Rear Garden

Side Access

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

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggiov.co.uk

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		