

SPENCE WILLARD



5 Melrose Close, Newport, Isle of Wight

# *Spacious detached home offering open-plan living, generous garden, private driveway and separate garage situated in a quiet yet convenient location*

VIEWING:

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This 4/5 bedroom property provides well-proportioned rooms throughout and features a superb open-plan living area with solid oak flooring and underfloor heating to the ground floor. The property benefits from a large, secure wraparound garden and a principal bedroom with en-suite. Externally, a private driveway and a separate garage complement the family home. Set in a quiet residential area within walking distance from the centre of Newport which offers picturesque town squares with a mix of independent coffee houses and bars, High Street shops and Town Quay with popular Quay Arts Centre and riverside pub.

## **ACCOMMODATION**

Covered entrance porch opens to:

**ENTRANCE HALL** Spacious hallway providing access to all principal reception rooms. Built-in storage, staircase rising to First Floor.

**CLOAKROOM WC**, wash hand basin. Fitted storage shelving, cupboard.

**SITTING ROOM** Dual-aspect room with French doors opening onto the decked terrace. Ample space for dining table. Opening through to:

**KITCHEN** Fitted with a range of wall and base units with work surfaces over incorporating 1¼ stainless steel sink with mixer tap over. Integrated appliances include washing machine, dishwasher, oven, four-ring gas hob with extractor over. Space for freestanding fridge freezer. Views over the garden.

**DINING ROOM** Versatile reception room currently used as a home office. Large bay window overlooking southwest facing front garden.

## **FIRST FLOOR**

**LANDING** Spacious landing with views out over the garden. Large airing cupboard housing pressurised hot water tank. Access via ladder to fully boarded attic.



**BEDROOM 1** Large double bedroom with southwest facing views over the front garden.

**EN-SUITE** Large walk-in shower, WC, wash hand basin, wall-mounted mirror and display shelving.

**BEDROOM 2** Double bedroom with views over the garden. Space for wardrobes.

**BEDROOM 3** Double bedroom with fitted wardrobes. Views over the garden.

**BEDROOM 4** Double bedroom with fitted wardrobes, views over the front southwest facing garden.

**BATHROOM** Panelled bath with shower over, wash hand basin set within vanity unit, WC. Heated towel rail and wall-mounted mirror.

**OUTSIDE** A block-paved driveway with off-road parking for two vehicles.

The **GARAGE** with door to garden is equipped with electric up-and-over door, power and lighting, with overhead storage accessed via a ladder. To the front, the garden is primarily laid to lawn with mature shrubs. Side gated access leads to a large, enclosed wraparound rear garden, mainly laid to lawn with decked terrace, timber fencing and new hedging.

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

**TENURE** Freehold

**COUNCIL TAX** Band E

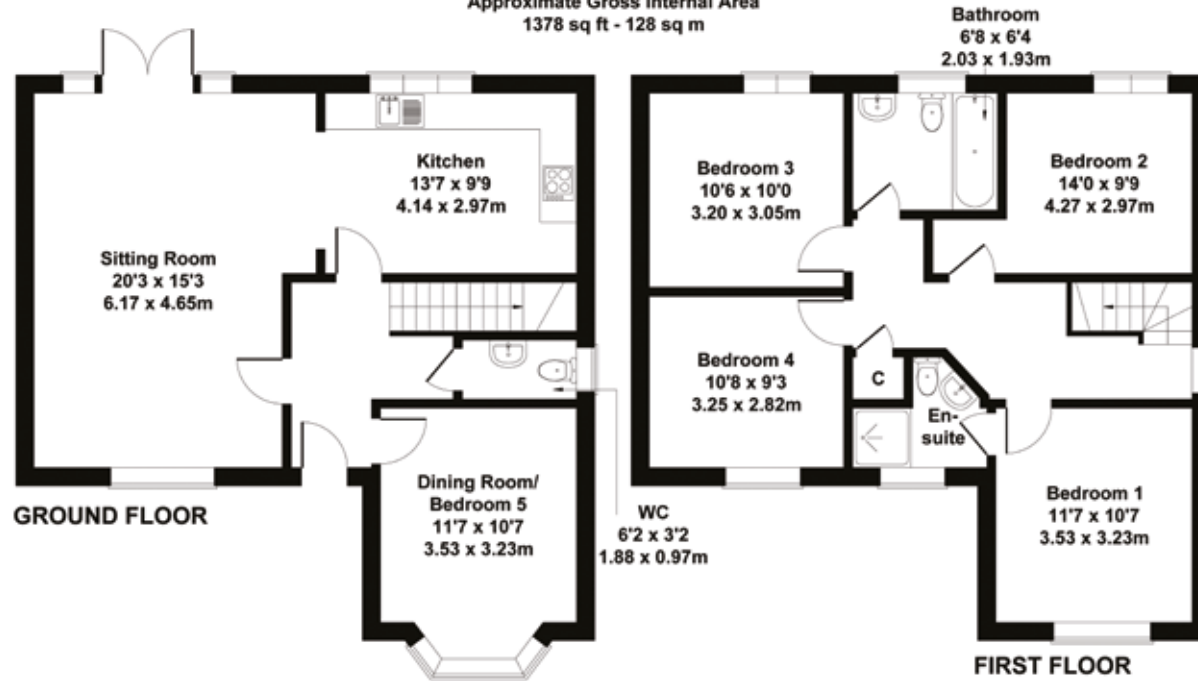
**EPC Rating** B

**POSTCODE** PO30 1AW

**VIEWINGS** All viewings will be strictly by prior appointment with the sole selling agents, Spence Willard.

## 5, Melrose Close, Newport, PO30 1AW

Approximate Gross Internal Area  
1378 sq ft - 128 sq m



### 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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