



**£270,000**

28 Wellesley Way, Newport, Isle of Wight, PO30 2GB





Set in the desirable area of Wellesley Way, Newport, and only a 15-minute walk into Newport town is this modern semi-detached house presenting an ideal opportunity for families seeking a comfortable and well-appointed home. With three spacious bedrooms all with built in wardrobes, this property offers ample space for family living and personal retreats. The well-designed layout includes a welcoming reception room, perfect for relaxation and entertaining guests, modern kitchen and additional wc that has preparations to convert into an additional shower room or utility.

The house boasts two bathrooms, ensuring convenience for busy mornings and family routines. The property is well presented throughout, showcasing contemporary finishes and a warm, inviting atmosphere.

Outside, you will find a sunny west facing garden, providing a private outdoor space for children to play or for hosting summer gatherings. Additionally, the property features off-road parking for two / three vehicles, a valuable asset in today's busy world.

Situated close to primary and high schools and local play park this home is perfectly positioned for families with children, making the school run a breeze. With its modern amenities and family-friendly features, this property on Wellesley Way is not just a house, but a perfect family home waiting to be cherished.

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. Red funnel and Wightlink car ferry connections are within a 15-minute drive.



#### Hallway

Lounge/ diner 15'8" x 13'9"

Kitchen 11'0" x 8'2"

Cloakroom wc 5'1" x 5'1"

#### First Floor - Landing

Bedroom 1 11'6" x 8'2"

En-Suite 6'9" x 4'5"

Bedroom 2 13'1" x 8'2"

Bedroom 3 8'11" x 7'11"

Bathroom 7'1" x 6'0"

#### Outside

The rear garden is a good size and has something for everyone. There is an artificial lawn area for children to play, raised flower beds, timber shed, patio area and gated access leading to the parking.

#### Parking

To the side of the property there is a driveway providing off road parking.

#### Tenure

Freehold

#### Additional Information

£178 per annum Community service charge

#### Council Tax

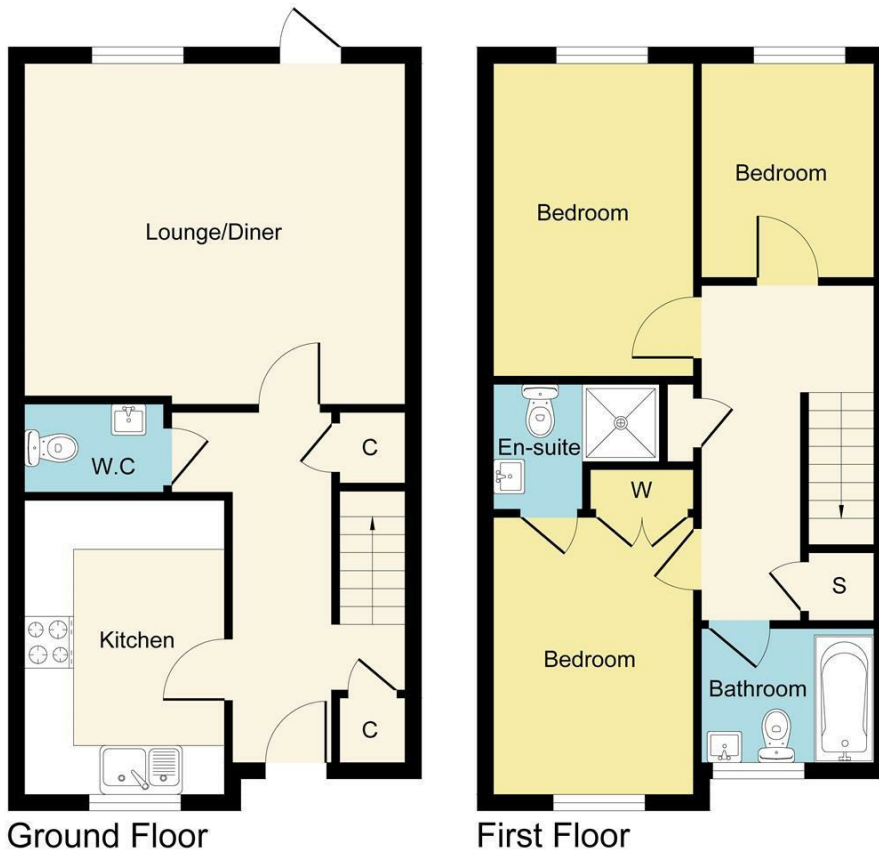
Band C

#### Services


Mains water, electric, drainage and

#### 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.



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

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>		
(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		
<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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