

## Newport, Isle of Wight



- **3 Double Bedrooms**
- **Parking for 2**
- **En-suite to Master Bedroom**
- **Peaceful, Countryside Feel**
- **Communal Grounds  
Extending to Approx 24  
Acres**



## About the property

Set within the prestigious and private gated community of Whitecroft Park, this attractive three-bedroom home enjoys an enviable position in one of the Isle of Wight's most distinctive residential settings. Whitecroft Park is truly unique, blending sympathetically renovated late-Victorian buildings with thoughtfully designed modern homes, all surrounded by approximately 24 acres of beautifully maintained communal parkland for the exclusive enjoyment of residents, their families, and invited guests.

Despite its peaceful, countryside feel, the development is conveniently located just a short drive from the many practical amenities, shops, and transport links of Newport, the Island's capital town.

The property itself offers well-proportioned accommodation arranged over two floors. The ground floor features a spacious living/dining room, perfect for family life and entertaining, a convenient downstairs WC, and a modern kitchen with French doors opening directly onto the private rear garden. The garden has been enhanced with a newly laid Indian sandstone patio, providing an elegant and low-maintenance outdoor space ideal for relaxing and dining al fresco.

Upstairs are three double bedrooms, all enhanced by large windows that bathe the rooms in natural light. The master bedroom benefits from its own en-suite, while a stylish family bathroom serves the remaining two bedrooms.

Further advantages include two allocated parking spaces, access to expansive landscaped grounds, and the wonderful sense of privacy and tranquillity that Whitecroft Park is so well known for.

This is a superb opportunity to secure a modern home within a truly exceptional setting—early viewing is highly recommended.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom W/C

Living Room 12'6 x 16'3

Kitchen/Diner 20'3 x 7'8 (Including Utility Area)

### FIRST FLOOR

Master Bed 9'3 x 12'8

En-suite 3'10 x 7'

Bedroom 2 9'3 x 11'5

Bedroom 3 10'7 x 10'4

Bathroom 6'5 x 6'8

### OUTSIDE

Rear Garden

Allocated Parking Spaces x 2

Communal Grounds extending to approx 24 Acres

## 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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## 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>	80	84
(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>		