



25 Queens Road
Newport | Isle of Wight | PO30 1EZ

 **FINE & COUNTRY**

STEP INSIDE

Queens Road

This beautifully refurbished and thoughtfully remodelled two-storey home occupies a desirable position on the outskirts of Newport town centre. Deceptively styled to resemble an attractive detached bungalow from the front, the property reveals a remarkably spacious and contemporary interior, designed to offer both luxury and practicality for modern family living.

Upon entering through the central entrance hall, the quality of finish and attention to detail are immediately evident. Two generously proportioned double bedrooms are located to either side of the hallway, both tastefully decorated, with one benefitting from its own dedicated dressing room. The ground floor layout flows effortlessly, leading through to the true showpiece of the home: an impressive two-storey rear extension, recently completed by the current owner.

This stunning kitchen / living room is flooded with natural light and features underfloor heating throughout. The bespoke kitchen offers extensive worktop space, complemented by a substantial central island incorporating an induction hob and sink. High-quality integrated appliances include a Neff hide-and-slide and combi oven, an integral dishwasher, and space for a freestanding wine fridge. There is ample room for a large family dining table at the heart of the space, while a comfortable sitting area sits to one side, creating an ideal environment for both entertaining and everyday living. Bi-fold doors open directly onto the rear garden, seamlessly blending indoor and outdoor spaces.

Further ground floor accommodation includes a well-equipped utility / boot room housing the boiler and additional storage, cleverly concealing a stylish contemporary shower room behind matching cupboard doors. An elegant family bathroom, fitted with high-quality fixtures, contemporary tiling, and a freestanding bath, completes this level, alongside the standout cinema room, perfect for immersive home entertainment.

A bespoke staircase leads to the first floor, opening onto a spacious landing. Here you will find a further double bedroom, along with the impressive principal suite positioned to the rear of the property. Both rooms benefit from automated Velux windows and underfloor heating. The principal suite is further enhanced by a walk-through dressing room and a luxurious en-suite shower room, featuring a large walk-in shower, floating WC, and vanity unit with integrated storage.

Externally, the fully enclosed rear garden offers a generous decking area accessed directly from the living space. This outdoor area includes a hot tub and a summer house with power and lighting, both available by separate negotiation. To the front, a block-paved driveway extends across the full width of the property, providing off-road parking for up to four vehicles.

This exceptional home effortlessly combines contemporary design, high-end finishes, and versatile living space in a highly convenient location.



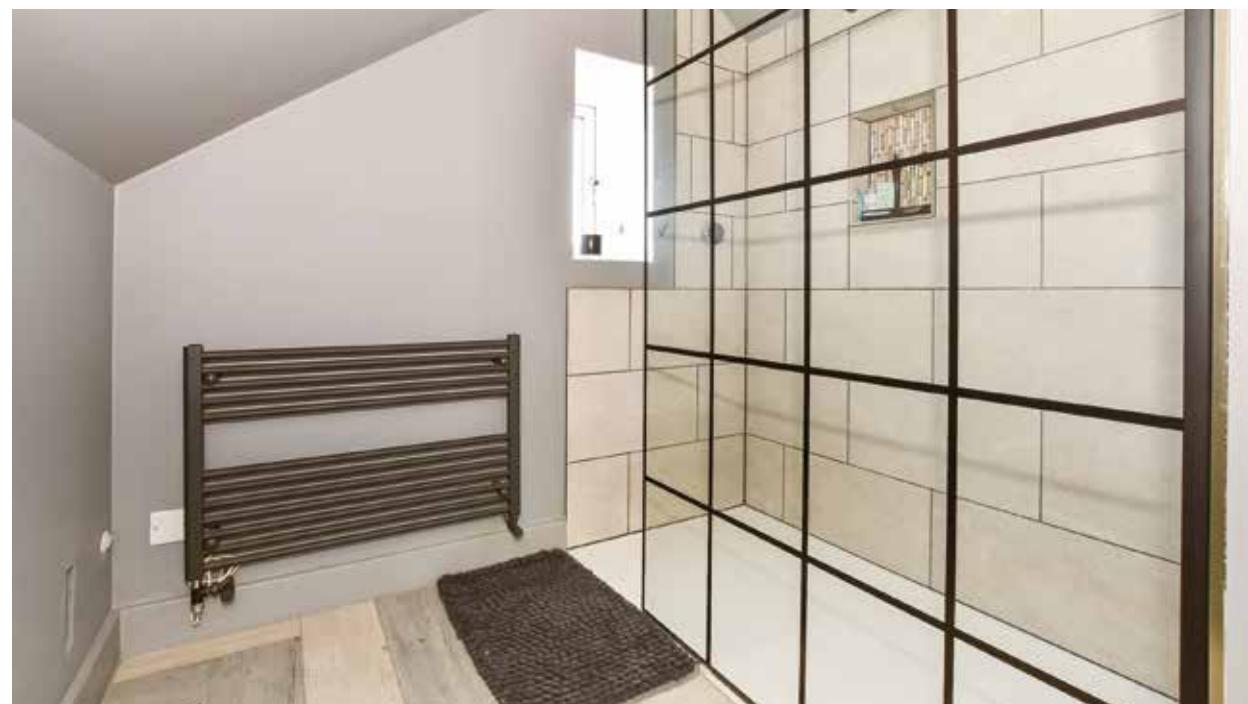


SELLER INSIGHT

“ Since moving here in 2018, we've found this to be the perfect home for us. What started out as a little renovation turned into something far more than we expected, a perfect family home.

We will be sure to miss the peaceful area and lovely neighbours, along with the space and family times in the garden and cinema room.

But now it's time for the next chapter and do it all over again with a new and fun project awaiting our imagination.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Education

Primary Schools:

Carisbrooke C of E, Carisbrooke
St Thomas Of Canterbury, Carisbrooke
Newport C of E, Newport
Summerfields, Newport
Hunnyhill, Newport

01983 522348
01983 522747
01983 522826
01983 525085
01983 522506

Secondary Schools/Colleges:

Carisbrooke College, Carisbrooke
Christ The King Upper College, Newport
Medina College, Newport
Ryde Academy, Ryde
The Island VI Form, Newport
The Isle of Wight College, Newport

01983 524651
01983 537070
01983 861222
01983 567331
01983 522886
01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherines, Grove Road, Ventnor

01983 522 917
01983 524 634
01983 852722

Leisure Clubs & Facilities

I Leisure Medina, Newport
Newport Golf Club & Driving Range, Newport
Newclose County Cricket Ground, Blackwater
Lakeside Hotel & Spa, Wootton

1.7 miles
1.2 miles
0.9 miles
4.6 miles

Entertainment

The Bargeman's Rest, Newport
Correo Lounge, Newport
Da Vinci Mediterranean Restaurant, Newport
Hewitt's Restaurant & Rooms, Newport
Burrs, Newport
Blacksmith Arms, Calbourne
The Sun Inn, Calbourne
Dairyman's Daughter, Arreton
Fighting Cocks, Arreton
The Garlic Farm Restaurant, Newchurch

These are available within a 15-minute radius of this home.

Local Attractions and Landmarks

Monkey Haven Primate Rescue Centre, Newport
Robin Hill Country Park, Downend
Carisbrooke Castle, Carisbrooke
Quarr Abbey, Binstead
Amazon World Zoo Park, Newchurch
Isle of Wight Pearl Centre, Brightstone
Blackgang Chine, Blackgang
Tapnell Farm, Yarmouth
Fort Victoria Country Park, Norton
St Catherine's Oratory, Niton
The Needles Landmark Attraction, Alum Bay
Wildheart Animal Sanctuary, Sandown

Healthcare

Doctors Surgeries:

Carisbrooke Health Centre, Carisbrooke
Medina Healthcare, Newport
The Dower House Surgery, Newport
The Lighthouse Clinic, Newport

01983 522150
01983 522198
01983 523525
01983 552590

General Hospitals :

St Mary's Hospital, Parkhurst Road, Newport
1.9 miles
01983 822099

Travel

Yarmouth to Lymington Ferry Terminal
Fishbourne to Portsmouth Ferry Terminal
East Cowes to Southampton Ferry Terminal
10.8 miles
5.6 miles
6.0 miles

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Ground Floor

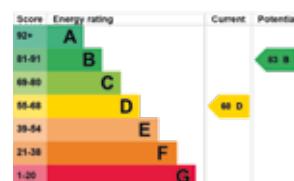
Entrance Hallway	
Bedroom 2	10'10 x 10'10
Dressing Area	7'9 x 5'6
Family Bathroom	8'9 x 6'4
Bedroom 4	10'11 x 10'10
Boot Room	11' x 5'
Shower Room	7'6 x 3'11
Cinema Room	10'3 x 9'7
Kitchen / Living Room	26' x 19'10

First Floor

Landing	
Bedroom 3	13'10 at widest point x 10'4
Bedroom 1	13'4 x 13'
Dressing Area	13' x 6'5
En-Suite Shower Room	7' x 5'9

Outside

Driveway Parking	
Rear Garden	



Ground Floor

Approx. 116.8 sq. metres (1257.2 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight, PO31 7RZ
01983 520000 | isleofwight@fineandcountry.com



 F&C