



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.





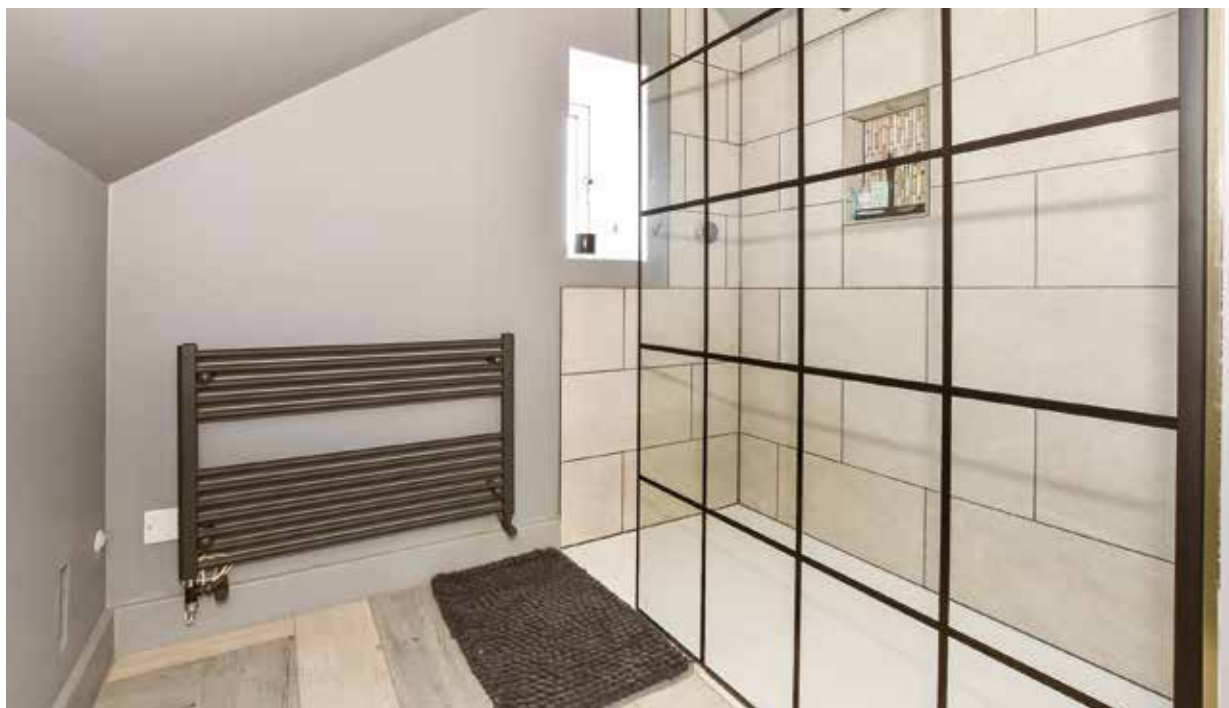
SELLER INSIGHT

“ 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	01983 522348
St Thomas Of Canterbury, Carisbrooke	01983 522747
Newport C of E, Newport	01983 522826
Summerfieldsl, Newport	01983 525085
Hunnyhill, Newport	01983 522506

Secondary Schools/Colleges:	
Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde Academy, Ryde	01983 567331
The Island VI Form, Newport	01983 522886
The Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St Catherines, Grove Road, Ventnor	01983 852722

Leisure Clubs & Facilities

I Leisure Medina, Newport	1.7 miles
Newport Golf Club & Driving Range, Newport	1.2 miles
Newclose County Cricket Ground, Blackwater	0.9 miles
Lakeside Hotel & Spa, Wootton	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, Brighstone
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, Sandow

Healthcare

Doctors Surgeries:	
Carisbrooke Health Centre, Carisbrooke	01983 522150
Medina Healthcare, Newport	01983 522198
The Dower House Surgery, Newport	01983 523525
The Lighthouse Clinic, Newport	01983 552590

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

Travel

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



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