

# 8 Purdy Road

Carisbrooke, Isle of Wight PO30 5SU



A wonderful opportunity to purchase a spacious two bedroom bungalow, conveniently located on the outskirts of Newport, close to local shops and schools. Generous sized rooms, parking and gardens, ensure this is a must see property.

- Spacious two bedroom detached bungalow
- Gas central heating
- Low maintenance, enclosed rear garden
- Corner plot with far reaching views to the castle
- Minutes from Newport town centre
- Triple glazed windows
- Bathroom with assisted shower
- Garage and driveway parking
- Popular residential area
- Extremely near to local schools

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.



This attractive brick bungalow is situated in a popular residential area of Carisbrooke, on the south western outskirts of Newport. The property enjoys distant views of Carisbrooke Castle and the stunning medieval church of St Mary's, from its lounge window and front garden. There is plenty of room for parking at the property, on the driveway, with space for two cars, and in the single garage. Enclosed grounds surrounding this lovely home are spacious and low maintenance

Carisbrooke boasts two good dining pubs, Italian and Mediterranean restaurants, a doctor's surgery and a number of shops and cafes. The village also benefits from having four schools, accommodating all ages, which include two primary schools with 'good' ratings from Ofsted. Only ten minutes from the countryside and the vibrant shops, cinema and restaurants of Newport town centre, this home is conveniently located on the number 38 bus route and is a perfect base for family life.

The accommodation in this comfortable home is comprised of a long entrance hall, open plan lounge/diner, kitchen, cloakroom, two double bedrooms and a disability adapted bathroom. Within the last two years, the property has had new double glazing and radiators installed.

### Welcome to 8 Purdy Road

Approaching the bungalow from popular Purdy Road, a drive leads up to the garage, from which a path leads you to an internal porch which has a tiled floor. This bright area, perfect for storing shoes and coats, has dual aspect, long windows with decorated, obscure glass and a sliding glazed door. The UPVC front door to the property has an ornate glass panel with a window to the side.

### Entrance Hall

The carpeted 'L' shaped hall has light décor, a radiator, smoke alarm and two pendant lights. Lots of storage space is provided by three large cupboards; one contains the boiler and two have useful shelving.

### Cloakroom

The light décor and cream carpet continue into this useful room which has an obscure window with roller blind. The white W/C has a new ceramic cistern and the basin with tiled splashback, is set within a shelved unit. Other features include toilet roll and towel holders plus a ceiling light.

### Lounge/Diner

25'10" x 11'3 max (7.87m x 3.43m max)

This light, bright room has large, dual aspect, triple glazed windows, plus a glazed UPVC door, accessing the garden. Open-plan and spacious, the room is carpeted and contains two radiators, three ceiling lights and a smoke alarm. The lounge area has some views of distant countryside and landmarks and the dining area opens into the kitchen.

### Kitchen

7'9" x 11'1" (2.37m x 3.39m)

Through an open arch from the dining area, the bright kitchen is accessed. It contains an attractive mix of olive green wall and floor units with an integrated electric oven and hob, fridge and freezer. The wood effect, laminate worktop has a white tiled splash-back running above it and there is space and plumbing below for a washing machine. The triple glazed window to the rear aspect has a roller blind attached and is positioned above the sink and drainer with mixer tap. This neutrally decorated room has a strip ceiling light, tiled floor, extractor fan and an electric heated towel rail.

### Bedroom One

11'1" x 8'3" (3.40m x 2.54m)

This front double bedroom has a large triple glazed window with vertical blinds which has a radiator underneath. The room is carpeted and has painted, papered walls and a ceiling light.



### **Bedroom Two**

11'2" x 6'6" (3.41m x 2.0m)

This second double bedroom has a cream carpet, painted papered walls and a pendant light. The large triple glazed window to the rear aspect has a radiator beneath.

### **Bathroom**

The spacious bathroom is newly decorated with high gloss, splashback wall and ceiling panels and a wood laminate floor. The white bathroom suite consists of a deep, walk in bath with seat and chrome shower over, plus a basin and W/C which are integrated within an attractive range of wall units. Other useful features include recessed lights, an extractor fan, dual heated towel rails and an obscure glazed window.

### **Garage**

Accessed through an up and over door, as well as a glazed door to rear garden, this well-equipped garage contains work benches, shelving, hooks, power and strip lighting.

### **Outside**

The front garden is enclosed by a low, picket fence which borders an extensive, gravelled area. The rear garden can be accessed through the garage and wooden gate to the side of the property. The good sized rear garden has a mix of gravel sections, concrete paths and raised flower beds. There is also a useful wooden shed with windows in the rear garden.

8 Purdy Road is a lovely bungalow, located in a convenient and desirable position on the outskirts of Newport. A viewing is highly recommended.



TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

#### Agent Notes:

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