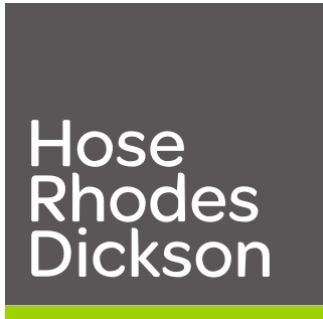




£425,000

49 NOKE COMMON, NEWPORT, ISLE OF WIGHT, PO30 5TY

- Spacious Detached Bungalow
- Semi-Rural Location
- 4 Bedrooms, Sitting Room, Conservatory
- Useful Outbuildings
- Garage, Good Size Gardens





£425,000

49 NOKE COMMON,  
NEWPORT,  
ISLE OF WIGHT,  
PO30 5TY

An excellent opportunity to purchase this spacious detached bungalow standing on a good sized plot with useful outbuildings. Situated towards the northern outskirts of the town in a semi-rural location close to Parkhurst Forest, with distant country views.

The well planned accommodation comprises, 4 bedrooms, lounge, kitchen/diner, conservatory and bathroom with gas fired central heating and double glazing. Outside there is an integral garage, a substantial timber workshop, former milking parlour, greenhouse, gardens and gravelled parking area.





**ENTRANCE HALL** Radiator, built in cupboard housing the gas fired boiler, access to loft space.

**BEDROOM 1** 13' 8 max." x 13' 4" (4.17m x 4.06m) Twin aspect double glazed windows. Radiator. En-Suite cloakroom with wc and wash basin.

**BEDROOM 2** 13' 5" x 9' 9" (4.09m x 2.97m) Double glazed window, radiator and built in wardrobe cupboard.

**BEDROOM 3** 16' 7" x 8' 9" (5.05m x 2.67m) Twin aspect double glazed windows, radiator and built in wardrobe cupboard.

**BEDROOM 4/OFFICE** 10' 9" x 7' 9" (3.28m x 2.36m) Double glazed window and radiator.

**BATHROOM** Comprising panelled bath, large walk in cubicle with built in shower, wash basin with cupboards under and wc. Double glazed window and radiator.

**KITCHEN/DINER** 16' 8" x 11' 8" (5.08m x 3.56m) Comprising a range of fitted units with floor and wall cupboards, inset sink and worktops. Plumbing for washing machine and dishwasher. Built in electric double oven and gas hob with cooker hood over. Double glazed window and radiator. Sliding patio doors to:

**CONSERVATORY** 20' 7" x 14' 6" (6.27m x 4.42m) Overlooking the rear garden. Radiator, sliding patio doors to inner hallway and door to outside.

**LOUNGE** 19' 0" x 16' 8" (5.79m x 5.08m) Double glazed window with distant rural views. Radiator and staircase down to garage.

**HEATING** A gas fired boiler provides hot water and central heating to radiators.

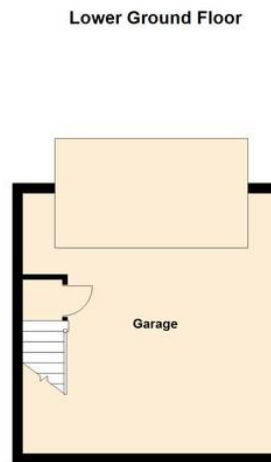
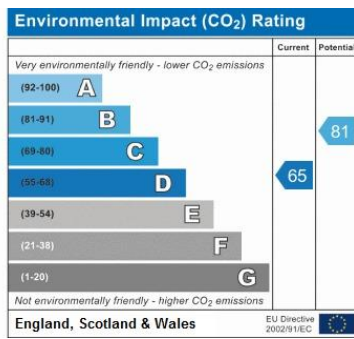
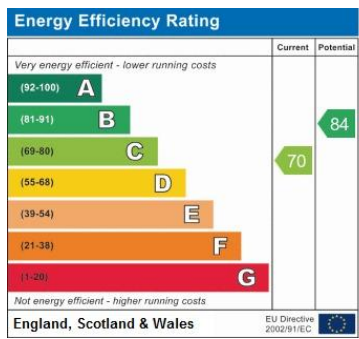
**OUTSIDE** Lawned front garden screened from the road by a mature hedge. Twin accesses via five bar gates with gravelled driveways, one leading to the rear garden and large gravelled parking area. The rear garden is laid to lawn with a paved patio area. Greenhouse. Timber workshop 19'4 x 13'7. Former block built Milking Parlour 17'4 x 18'1. Integral garage 17'5 x 16'5 max. Electronic door, power and light. Door to staircase to living accommodation.

**Council Tax Band:** D



For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 521144



## Where to find the property

49 Noke Common, Newport, Isle Of Wight, PO30 5TY



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Newport office to arrange a viewing

01983 521144 or email [newport@hrdiw.co.uk](mailto:newport@hrdiw.co.uk)

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