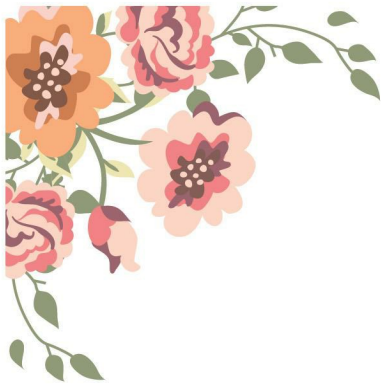




# 95, Staplers Road

Newport, Isle of Wight PO30 2DG



**£240,000**  
FREEHOLD



A light and bright, well-presented three-bedroom semi-detached home with a modern kitchen/diner, spacious lounge, garden, parking, garage and extension potential.

- Well-presented three-bedroom semi-detached home
- Improved by the current owners of 10 years
- Spacious sitting room with wood-effect flooring
- Approved planning for a rear extension
- Rear parking, garage and useful storage space
- Originally constructed in the 1960s
- Modern open-plan kitchen/diner
- Existing conservatory overlooking the rear garden
- Enclosed rear garden with patio and lawn
- Convenient location within walking distance to the town

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

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This well-presented three-bedroom semi-detached home offers comfortable, practical accommodation in a convenient Newport location, with a layout that works especially well for modern family life. The property has been improved by the current owners over the last 10 years, including the installation of a modern kitchen/diner, while also offering the next buyer an exciting opportunity to further enhance the space. The existing conservatory provides additional ground floor accommodation, and approved planning permission is in place to remove it and create a single-storey rear extension under reference 25/01255/HOU. With a generous sitting room, three first-floor bedrooms, a contemporary bathroom, an enclosed rear garden, parking to the rear and a garage, this is a nicely balanced home with both immediate appeal and future potential.

Staplers Road is a convenient and well-connected residential setting, close to the many amenities of Newport town centre, which can be reached within approximately 10 minutes on foot. Newport High Street offers a varied selection of shops, supermarkets, cafés and restaurants, while the nearby Medina Estuary provides a peaceful, level walking route towards Island Harbour, with waterside scenery and plenty of local wildlife to enjoy. The Isle of Wight College is positioned on the outskirts of the town, and there is a good choice of nearby schooling at both primary and secondary level. Frequent bus services operate along Staplers Road, with wider Island routes available from Newport's central bus station, making this a practical base for reaching Ryde, Cowes, Sandown, Shanklin and the surrounding villages. Its central Island position also means the beaches, countryside and rugged coastline of the West Wight are all within easy reach.

### **Welcome to 95 Staplers Road**

Approaching from popular Staplers Road, the property has a welcoming façade, and has a pleasing sense of practicality from the outset, with the main living accommodation arranged to make the best use of the ground floor space which flows towards the garden at the rear.

### **Entrance Porch**

A useful entrance porch provides space for coats and shoes before opening into the main sitting room, helping to keep the living area separate from the everyday comings and goings of the house.

### **Sitting Room**

The sitting room is a generous and welcoming space positioned at the front of the property, with a broad window drawing in natural light and solid bamboo flooring adding warmth and continuity. The staircase rises from this room, while the layout leaves space for relaxed seating, media furniture and family use.

### **Kitchen/Diner**

To the rear, the kitchen/diner is a bright and sociable space, with sleek white cabinetry, pale tiled flooring and a good range of worktop space. There is room for a dining table, making this a natural everyday hub, while wide glazed doors connect through to the conservatory and garden beyond.

### **Conservatory**

The conservatory currently provides a flexible additional area, ideal for storage, play space, hobbies or informal use, with direct access to the rear garden. Importantly, the current owners have already secured planning approval to replace this structure with a single-storey rear extension, creating an exciting opportunity for the next owner to further improve the ground floor accommodation.

### **First-Floor Landing**

The landing leads to three bedrooms and the family bathroom, with a simple, practical arrangement well suited to family living.

### **Bedroom One**

The main bedroom is positioned to the rear and enjoys a pleasant outlook, with space for a double bed and featuring fitted wardrobes. Wood-effect flooring and neutral decor creates a comfortable, well-finished feel.

**Bedroom Two**

A second double bedroom sits at the front of the property, enjoying a wide window and a bright aspect across the green outlook and established trees which line the road.

**Bedroom Three**

The third bedroom is a smaller single room, ideal as a child's bedroom, study, nursery or dressing room, depending on the buyer's needs.

**Family Bathroom**

The bathroom has been updated in a contemporary style, with a bath and shower screen, vanity wash basin, WC, chrome heated towel rail and modern wall panelling/tiling.

**Garden**

The rear garden is enclosed and arranged with a paved patio area, a lawn and secure fencing, creating a safe and manageable outdoor space for children, pets and summer dining.

**Parking and Garage**

To the rear, there is parking and a garage, with additional useful storage space. This is a particularly practical feature for this style of home and adds welcome flexibility for bikes, tools, outdoor equipment or general household storage.

**In Summary**

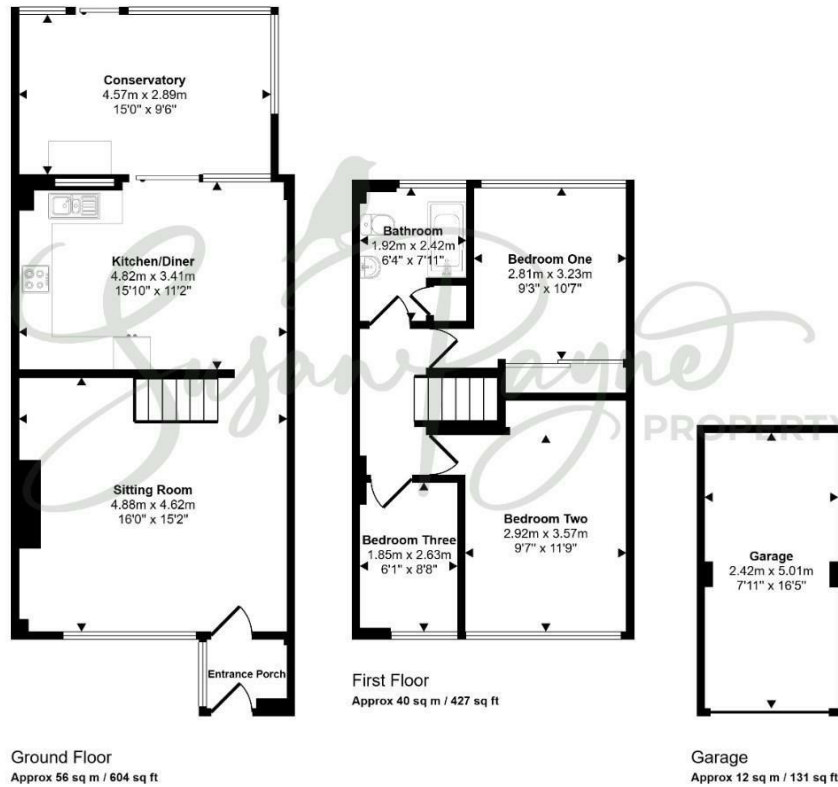
95 Staplers Road is a well-presented three-bedroom semi-detached home offering a practical layout, a modern kitchen/diner, rear parking, a garage and an enclosed garden. Conveniently located for Newport town centre, local schools, bus routes and countryside walks along the Medina Estuary, it is a home with immediate comfort and appealing future potential. An early viewing with the sole agent Susan Payne Property is highly recommended.

**Additional Details**

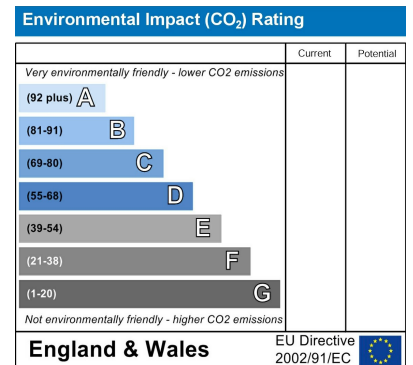
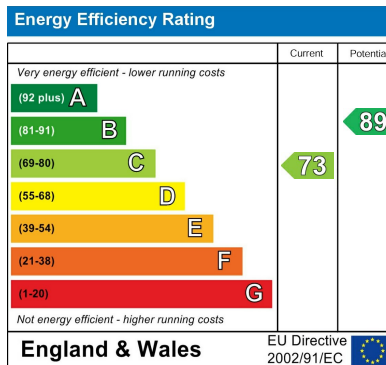
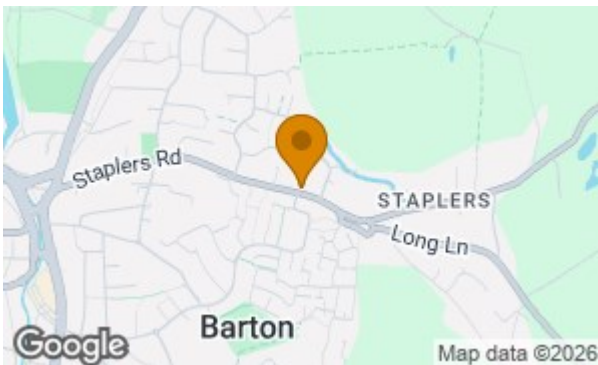
Tenure: Freehold | Council Tax Band: C (Approx £2386.90 for 2026/27) | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area  
106 sq m / 1161 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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