



4 Mountbatten Drive, Newport
£275,000

 **Megan Baker**
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This very attractive family home is set in a pospular position, close to the local school and within reach of both Carisbrooke and Newport. The home has been well loved and is warmed by gas central heating, with UPVC double glazing. The ground floor flows in an open plan design to provide a bright and spacious sitting room; separate dining area and smart kitchen. Upstairs, there are two double bedrooms; a single bedroom and chic bathroom. As well as the very pretty, sunny gardens to the front, side and rear, the home has a garage with parking. Freehold. Council Tax Band -C. EPC - D-56

UPVC double glazed entrance door into:

Entrance Porch:

With tiled floor, an ideal place for coat and shoe storage. Further glazed door into:

Entrance Hallway:

With stairs to first floor; handy built in storage cupboard and smart oak flooring. Multi-paned door to:

Sitting Room:

14'2" max x 13'5" max (4.33m max x 4.10m max)

With the oak flooring flowing from the hallway, this lovely bright room has windows to the front and side. Decorated in a hessian colour scheme, there is an attractive fireplace which houses the

back boiler behind the gas fire. A bespoke cupboard and shelving storage unit has been fitted to the chimney recess and there is an opening linking the room to the:

Dining Area:

8'3" x 8'2" (2.53m x 2.50m)

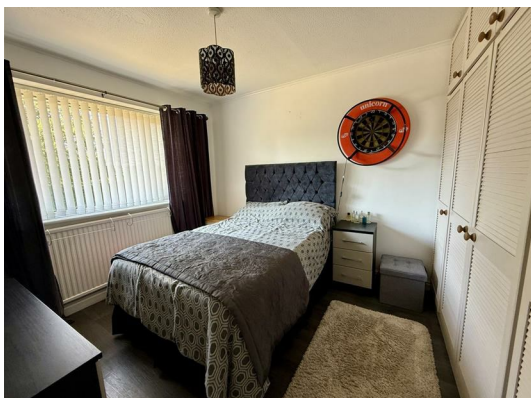
In decor to match the sitting room, there are wide patio doors linking the space to the rear garden. Room for a dining table and an open link to the:

Kitchen:

8'10" max x 7'9" max (2.7m max x 2.37m max)

Fitted with a good range of hessian colour fronted units and topped by warm toned granite style worksurfaces. Mocha and cream splashback tiling and ceramic sink set below the





rear window. Space and plumbing for washing machine and built in under counter oven; hob and extractor hood. External door to rear garden.

Stairs to:

First Floor Landing:

With access to loft; cupboard housing the hot water cylinder and further overstairs storage cupboard. Doors to:

Bedroom One:

10'1" x 9'10" (3.09m x 3.02m)

In hessian colours with wide oak plank style flooring. Large rear window offering a lovely elevated outlook to the downs and to Carisbrooke Castle off to one side.

Bedroom Two:

10'0" plus cupboards x 9'6" (3.07m plus cupboards x 2.91m)

With a wall of very handy built in wardrobes and top cupboards and window to front. Smart limed oak style, dark grey flooring.

Bedroom Three:

7'7" x 7'3" (2.33m x 2.21m)

A single bedroom with window to the front.

Bathroom:

6'11" max x 5'4" max (2.12m max x 1.64m max)

Stylishly fitted and fully tiled, with vanity unit housing the WC and wash hand basin, set below the opaque rear window. Shower bath with electric shower over.

Front Garden:

The home is set back from the road by an enclosed,

lawned garden with shrubs and trees. A pathway leads to the front porch, and there is gated access to the:

Rear Garden:

This lovely, sunny and private garden is arranged along the side and rear of the home. Designed for low maintenance with an area of artificial grass beyond the smart summer house and a decked terrace set to one corner. The rear part of the garden is laid to patio with a personal door to the garage and steps down with gated access to the:

Driveway:

Providing parking for one car, set in front of the:

Garage:

16'2" x 7'8" (4.95m x 2.35m)

With power and light, up and over door.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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Pop in for a chat

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