

# Hilannie

Wykeham Road, Newport, Isle of Wight PO30 1HD

**£415,000**  
FREEHOLD



Situated within the desirable area of Shide within walking distance to the town centre this property occupies a corner plot and offers flexible accommodation, a wrap-around garden, plus two separate driveways and a garage.

- Detached bungalow
- New Vaillant boiler, new radiators and pipe work
- Wrap around garden with mature planting
- Garage and two separate driveways
- Potential for purchaser input
- Three bedrooms and two reception rooms
- Ongoing renovation
- Potential for fourth bedroom and loft conversion (STPP)
- Highly sought-after, convenient location in Newport
- CHAIN FREE

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

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The property is currently being renovated to include new kitchen, bathroom, heating system, windows and carpets. There is an opportunity for the new purchaser to have an input into the styling and decor.

This bungalow offers a well-arranged design with an entrance hall that continues through the heart of the home providing access to the accommodation. A large kitchen-breakfast room, three double-sized bedrooms, a family shower-room, and a sizeable living room leading through an open arch to a dining room; which provides the potential to be a fourth bedroom with an en-suite if required. Additionally, this property is situated on a spacious plot and includes a generous loft space which could both provide the opportunity to create additional accommodation (subject to gaining necessary planning consent). Outside offers a wrap-around garden with a combination of hardstanding and grass areas and there is a garage as well as two separate driveways, providing off-road parking for two vehicles.

Offering a convenient family lifestyle, Hilannie is perfectly placed on the outskirts of Newport town centre offering a wide range of amenities including a variety of shops, a cinema complex, restaurants and cafes. Multiple schools at primary and secondary level are within walking distance and the Southern Vectis bus station is located within the town centre providing an extensive network of bus routes across the island.

Mainland travel links are located just a 15-minute drive from the property including the Wightlink car ferry from Fishbourne to Portsmouth, the Red Funnel car ferry from East Cowes to Southampton, and the high-speed Red Jet foot passenger service from Cowes to Southampton.

### Welcome to Hilannie

Positioned on the corner of Wykeham Road and Avondale Road, this attractive bungalow has a mid-rise stone boundary wall which gives way to a set of double metal gates opening to a hardstanding driveway edged with mature shrubs and pedestrian metal gate opening to the front garden which is mainly laid to lawn. Additionally, a further driveway is located in front of a garage to the rear elevation of the property which incorporates gated access to a sheltered store area leading to the rear garden. A concrete pathway leads to the front entrance porch and continues around the property to the enclosed wrap-around garden spaces.

### Entrance Porch

Providing a great amount of space to remove coats and shoes, this spacious wood-framed entrance porch has floor to ceiling obscure glazing incorporating an entrance door, and a dark-stained laminate floor. With a light fitting on a upvc grooved ceiling, this space has a cream-painted wooden door to the entrance hall with a charming curved multi-pane window and a coordinating glazed panel to the side.

### Entrance Hall

*extending to 17'03 (extending to 5.26m)*

Upon entering from the porch, you are greeted by a spacious entrance hallway warmed by a radiator. There is a loft ladder providing access to a well-insulated and boarded loft space. A series of oak veneered doors with brushed stainless steel furniture provide access to three bedrooms, shower room, kitchen-breakfast room and a living room which continues to a dining room.

### Kitchen-Breakfast Room

*12'11 x 11'06 (3.94m x 3.51m)*

The kitchen is currently empty, however the new proposed kitchen will include an eye level oven, 1.5 bowl stainless steel sink with matching tap and integrated appliances. Also to include a breakfast bar incorporating a hob with three cupboards and space to seat 4 people.

### Living Room

*15'05 into bay x 14'09 (4.70m into bay x 4.50m)*

This generously proportioned living room enjoys natural light from a large box bay window to the rear aspect and an open archway creating a semi open-plan feel with the dining room. This room is currently being reconfigured.

### **Dining Room**

16'09 x 8'0 (5.11m x 2.44m)

Through an open arch from the living room, there is a door to the rear garden.

### **Shower Room**

Completely refurbished with a 900 by 1200 shower tray with double opening doors. The shower has a rainfall shower head and handset which are controlled via the thermobar. The wall hung sink and cupboard provide two drawers for handy storage. The toilet is a rimless dual flush system with a soft close lid. A new double radiator together with a new luxury vinyl floor add the finishing touch.

### **Bedroom One**

12'01 x 10'01 (3.68m x 3.07m)

Featuring a large window to the rear aspect with a radiator beneath, this generous double bedroom benefits from a recess which could incorporate fitted wardrobes.

### **Bedroom Two**

11'10 x 9'04 (3.61m x 2.84m)

Window to front garden.

### **Bedroom Three**

10'06 x 10'02 (3.20m x 3.10m)

Dual aspect windows to front garden.

### **Garden**

The front garden has two lawns and a driveway for one vehicle with double gates. To the side of the property is a secluded lawn area with mature shrubs. At the rear there is a large area of hard standing which features a range of well-established plants and trees including a fabulous Acer tree, hydrangea, camellia and rose bushes. There is an outside tap which is adjacent to the rear door of the garage.

### **Parking**

There is parking for two vehicles, one on the driveway the other in front of the garage.

An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Freehold

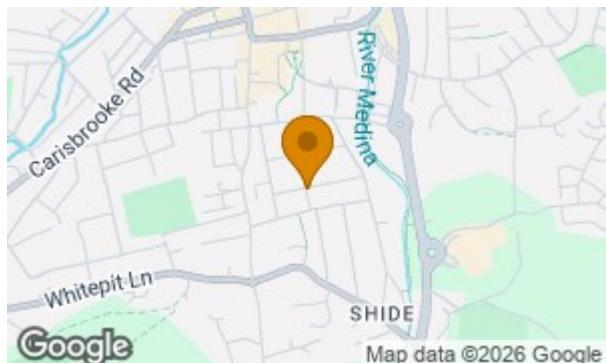
Council Tax Band: D

Services: Gas central heating, electricity, mains water and drainage

### Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	48
(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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