



£375,000

35 AVONDALE ROAD, NEWPORT, ISLE OF WIGHT, PO30 1HE

- Beautifully presented detached family home
- Stylish kitchen/diner with bi-fold doors opening to the garden
- Four bedrooms
- Stunning rear garden
- Off road parking

Hose
Rhodes
Dickson





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Situated in the sought after location of Shide is this substantial detached family home. The beautifully presented accommodation comprises a 24ft living room, stylish kitchen/diner with bi-folding doors leading to the garden and WC on the ground floor with four bedrooms and family bathroom at first floor level. There is gas central heating and double glazing. Externally there is off road parking to the front and a stunning enclosed lawned garden to the rear with patio.

Front door into-

ENTRANCE HALL Stairs leading to first floor. Radiator. Telephone point. Doors off to-

LIVING ROOM 24' 9" x 12' 3" (7.54m x 3.73m) A spacious room with two sets of double glazed windows to the front (one bay). Two radiators. Television point. Wood burning stove fitted to the chimney breast.

KITCHEN/DINER 25' 0" x 13' 3" (7.62m x 4.04m) Fitted with stylish wall and base units with granite work surface over incorporating a 1 1/4 bowl stainless steel sink with mixer tap. Built in five burner gas hob and electric oven. Integrated dishwasher. Space for free standing fridge/freezer. Two double glazed windows to the side. Two contemporary vertical radiators. Bi-fold doors leading to the stunning rear garden. Television point. Wood burning stove. Telephone point.

WC 5' 11" x 2' 7" (1.8m x 0.79m) Low flush WC and wash basin. Window to the side.

FIRST FLOOR LANDING Obscure double glazed window to the side. Access to part boarded roof space with light (potential to convert subject to obtaining the necessary consents). Doors off to-

BEDROOM 1 12' 3" x 12' 9" (3.73m x 3.89m) A double room with double glazed bay window to the front. Radiator. Television point. Feature fireplace.

BEDROOM 2 11' 1" x 12' 3" (3.38m x 3.73m) A double room with double glazed window to the front. Walk in shower cubicle and wash basin. Radiator.

BEDROOM 3 11' 5" x 12' 10" (3.48m x 3.91m) A double room with double glazed window to the rear. Feature fireplace. Radiator.

BEDROOM 4 11' 0" x 7' 1" (3.35m x 2.16m) Double glazed window to the rear. Radiator.

BATHROOM 10' 4" x 7' 1" (3.15m x 2.16m) Fitted with a white suite comprising a panelled bath, walk in shower cubicle, wash basin and low flush WC. Two obscure double glazed windows to the side. Chrome ladder style radiator.

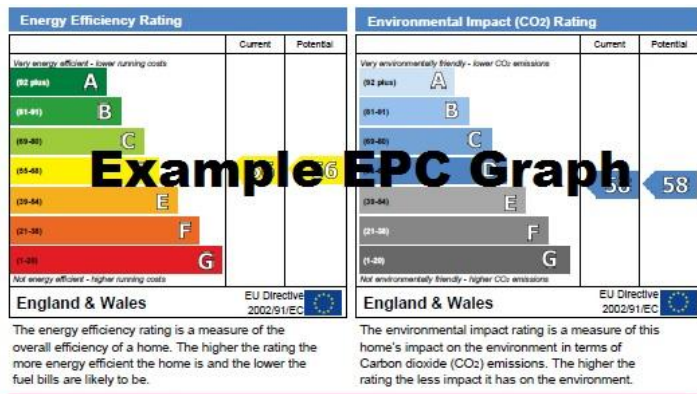
HEATING Gas fired central heating to a radiator system supplied by the wall mounted gas boiler situated in the outside store.

OUTSIDE A block paved drive at the front of the property provides off road parking. Gated side access leading to the stunning rear garden. Two useful brick built lean-to stores, with slate roof light and power, one has space and plumbing for washing machine and houses the boiler and the other has space for a tumble dryer. Paved patio area. The garden is mainly laid to lawn and beautifully manicured and planted with an array of mature shrubs, trees and flowering borders. Timber chalet with light and power. Two timber sheds. Feature fish pond.

Tenure Freehold

Council Tax Band: D





This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

Where to find the property

35 Avondale Road, Newport, Isle of Wight, PO30 1HE



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

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