



£299,950

20 MAPLE DRIVE, NEWPORT, ISLE OF WIGHT, PO30 5QP

- Detached Family House
- 4 Bedrooms, 2 Receptions
- Gas Central Heating
- Garage & Parking
- Conservatory

Hose
Rhodes
Dickson



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A detached family house occupying a corner plot position on a popular development within walking distance of the town centre, schools and Sainsbury's Supermarket. The well presented accommodation includes 4 bedrooms, two receptions rooms, a fitted kitchen, conservatory, bathroom and a ground floor shower room.

There is gas fired central heating and double glazing. To the side of the house is a garage and ample off road parking. The enclosed rear garden enjoys a westerly aspect and includes a large paved patio ideal for 'al fresco' dining, barbecues and there is even space for a hot tub.





DINING HALL 14' 8" x 14' 5" (4.47m x 4.39m) Staircase to the first floor. Under stairs cupboard. Outlook over the front garden, radiator and bi-fold door to kitchen.

LOUNGE 24' 3" x 11' 7" (7.39m x 3.53m) Fire surround incorporating with inset gas coal effect fire. Two radiators. French doors opening to:

CONSERVATORY 13' 6" x 13' 0" (4.11m x 3.96m) Overlooking the rear garden. French doors to the rear garden and patio. Wall mounted electric heater.



KITCHEN 10' 1" x 9' 3" (3.07m x 2.82m) A range of fitted units comprising floor and wall cupboards, stainless steel inset sink and worktops. Space for free standing fridge/freezer. Built in dishwasher and built in electric oven with gas hob, radiator. Door to:

UTILITY AREA Plumbing for washing machine and space for a tumble dryer. Work top and wall mounted gas fired boiler. Door to rear garden.

SHOWER ROOM Comprising shower cubicle, hand basin and wc. Ladder style radiator.

LANDING With access to loft space with drop down ladder and light.

BEDROOM 1 14' 8 max" x 11' 9" (4.47m x 3.58m) Fitted wardrobes and drawers, radiator. Outlook over the front garden



BEDROOM 2 12' 1" x 8' 5" (3.68m x 2.57m) Outlook over the rear garden, radiator.

BEDROOM 3 8' 10" x 9' 3" (2.69m x 2.82m) Overlooking the rear garden, radiator.

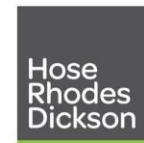
BEROOM 4 10' 3" x 8' 8" (3.12m x 2.64m) Dormer window overlooking the front garden, radiator.

BATHROOM Comprising a white suite of panelled bath with shower over, wash basin and w.c.

HEATING Gas fired central heating to radiators where specified.

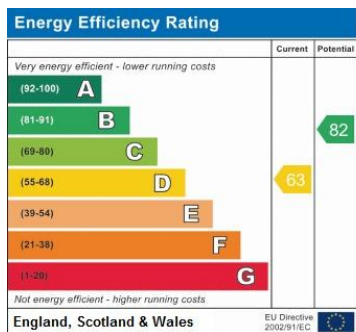
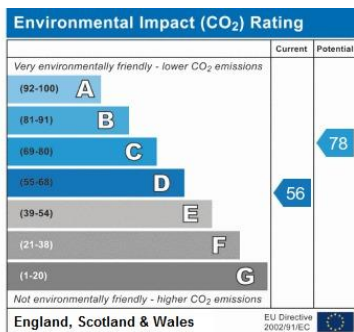
OUTSIDE Open plan front garden laid to lawn with archway and Wisteria. Enclosed rear garden comprising lawned area and large paved patio. Outside lighting and gated access to both side of the house. Garage with up and over door and platform in the roof pitch which has been developed into a workshop area with power and light and accessed via a loft ladder.

Council Tax Band: E



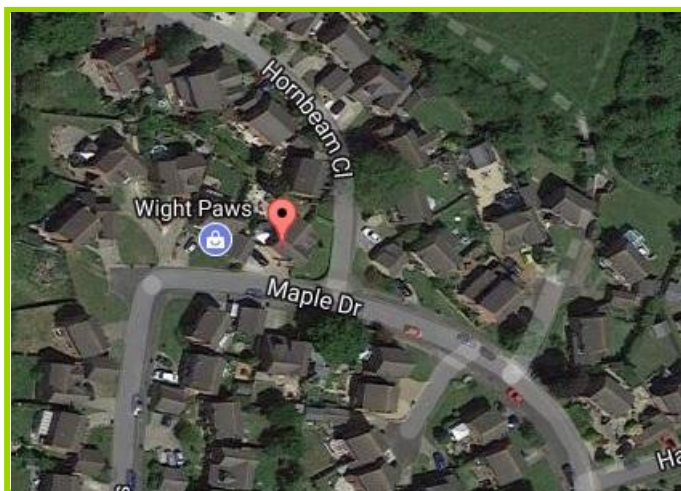
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 521144



Where to find the property

20 Maple Drive, Newport, Isle of Wight, PO30 5QP



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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