

£279,950 Freehold

Forest Road, Newport, Isle of Wight, PO30 5NB



- **3 bedrooms**
- **Beautifully presented throughout**
- **South facing rear garden**
- **Large garage & parking for 3 cars**
- **Countryside views**



Call **01983-525710** to view this home, or visit www.trigg-iow.co.uk for more details.

About the property

A quirky, country cottage which you'll find is actually a surprisingly spacious family home, not to mention beautifully presented! This conveniently placed home is not only sat on the edge of some stunning Isle of Wight countryside, but also great for getting into the Island's principal town centre of Newport. It provides excellent access to the whole Island whether you're looking to have a shop on the high street or head out to the coast.

This property is deceptive from the kerb, a characterful cottage which has been vastly extended to now comprise of three reception rooms and a large, sociable kitchen. Open brick fireplaces, solid wood flooring and modern fitted kitchen are just some of the features the lucky new owners will be able to make the most of. You'll find bi-folding doors that lead out onto the decked area and a further lawned garden which is south facing and very private. Modern families will be pleased to know the large upstairs bathroom is matched by a downstairs shower room. Also, the first floor comprises of three well sized family bedrooms too, which offer some stunning countryside views. To finish, there is also parking for three cars and a huge garage as well which will be great for any car enthusiasts! This home truly must be viewed to be fully appreciated.

Accommodation

GROUND FLOOR

Entrance porch

Entrance hall

Lounge 12'8 x 10'

Sitting room 16'7 x 14'4

Kitchen 16'6 x 10'

Utility area

Shower room

Sun lounge/dining area
12'10 x 7'

FIRST FLOOR

Landing

Bedroom 1 13'2 x 12'9

Bedroom 2 10'6 x 8'3

Bedroom 3 9'9 x 7'7

Bathroom

OUTSIDE

Front & rear gardens

Off road parking

Garage 21'10 x 13'4

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 