

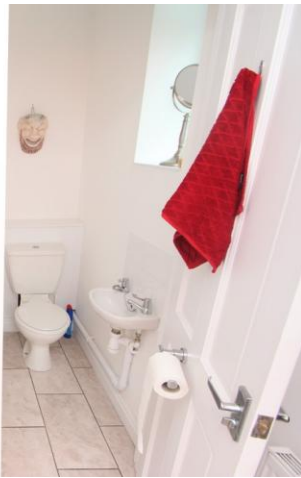


£295,000

1 ST. JOHNS ROAD, NEWPORT, ISLE OF WIGHT , PO30 1LN

- Substantial detached family home
- Four bedrooms
- Two en-suites
- Family bathroom
- Modern kitchen

Hose
Rhodes
Dickson





£295,000

1 ST. JOHNS ROAD, NEWPORT, ISLE OF WIGHT, PO30 1LN

A substantial detached family home situated in the sought after area of Shide and conveniently placed within a short level walk of Newport town centre with its shops and amenities. The versatile and spacious accommodation comprises a welcoming entrance hall, lounge, bedroom with en-suite, kitchen, utility area and WC on the ground floor, with three further bedrooms, en-suite shower room, and family bathroom at first floor level. There is gas central heating and double glazing. Externally there is off road parking for several cars at the rear (accessed from Mountpleasant Road) and a low maintenance garden laid to patio.

Front door with stained glass insert into-

ENTRANCE PORCH Cupboard housing the electric consumer unit. Door into-

ENTRANCE HALL Stairs to first floor with two under stairs storage cupboards. Radiator. Doors off to-

LOUNGE 13' 9" x 12' 11" (4.19m x 3.94m) Double glazed window to front. Radiator. Period fireplace. Ceiling rose with chandelier.

KITCHEN 16' 3" x 10' 3" (4.95m x 3.12m) Fitted with a matching range of cream wall and base units with work surface over incorporating a 1 1/4 bowl stainless steel sink. Integrated fridge/freezer and dishwasher. Built in Diplomat double oven and Beko gas hob with extractor hood above. Radiator. Wood effect laminate flooring.

UTILITY ROOM 5' 8" x 4' 5" (1.73m x 1.35m) Radiator. Double glazed window and door. Wall cupboard and work surface. Space and plumbing for washing machine.

BEDROOM 2 12' 11" x 11' 9" (3.94m x 3.58m) A double room with two double glazed windows to the side. Period fireplace. Ceiling rose with chandelier. Picture rail. Radiator.

EN-SUITE SHOWER ROOM 6' 6" x 3' 8" (1.98m x 1.12m) Fitted with a suite comprising a walk in shower cubicle, low flush WC and wash basin. Chrome ladder style towel rail.

WC 2' 7" x 4' 6" (0.79m x 1.37m) Push button flush WC and wash basin. Radiator. Window to the rear.

FIRST FLOOR LANDING Access to roof space. Radiator. Double glazed window to the side with stained glass. Cupboard housing the hot water tank. Doors off to-

BEDROOM 1 12' 7" x 13' 1" (3.84m x 3.99m) A double room enjoying a dual aspect via double glazed windows to the front and side. Radiator. Door into-

EN-SUITE SHOWER ROOM 9' 3" x 4' 11" (2.82m x 1.5m) Fitted with a suite comprising walk in shower cubicle, WC and wash basin. Radiator. Towel rail. Obscure double glazed window to the front.

BEDROOM 3 12' 10" x 11' 9" (3.91m x 3.58m) A double room with two double glazed windows to the side. Picture rail. Radiator. Period fireplace.

BEDROOM 4 10' 4" x 7' 6" (3.15m x 2.29m) Double glazed window to the rear. Radiator. Period fireplace.

BATHROOM 8' 2" x 6' 9" (2.49m x 2.06m) Fitted with a suite comprising panelled bath, walk in shower cubicle, low flush WC and wash basin. Two obscure double glazed windows to the side. Radiator.

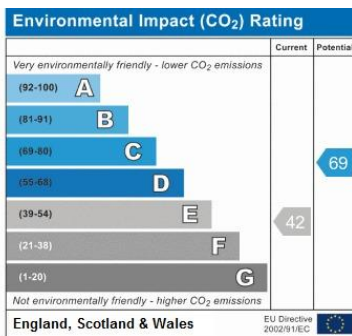
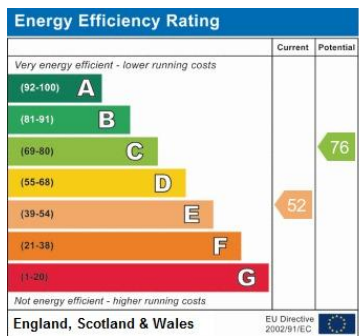
HEATING Gas fired central heating to a radiator system.

OUTSIDE A concrete driveway accessed off Mountpleasant Road provides off road parking for several cars,. Gated access into the enclosed, low maintenance garden which is laid to paving. Timber shed.

Tenure Freehold

Council Tax Band: D





Where to find the property

1 St. Johns Road, Newport, Isle Of Wight, PO30 1LN



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.



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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