

45 Noke Common, Newport, Isle of Wight, PO30 5TY

Guide Price £499,950

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McCarthy & BOOKER

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ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER
This substantial 3 storey home is located in a countryside location yet easy driving distance into Newport and Cowes, also with super trails to be enjoyed a short walk away into Parkhurst Forest. This detached family home has been enjoyed by the same family for some 30 years, and has a great flow throughout with rooms of good proportions including a kitchen/dining/family room of over 30 ft in length. Floorspace is 2608 sq ft - 242.3 sq m, CHAIN FREE!

A deceptively spacious home with 6 bedrooms

Located in a semi rural area that enjoys quick links into Newport and Cowes but with the peace and quiet of living on the edge of Parkhurst Forest. This very well maintained detached family home that is spread over three floors, has an impressively large kitchen/dining room, conservatory, 5 double bedrooms and 1 large single, a sitting room, study, two bath/shower rooms and boot room. This property has a lot to offer an expanding family or multi generational living.

Interior

Throughout the house the rooms are of a generous size, bright and airy, and are neutrally decorated.

Ground Floor:
Entering into a spacious porch with plenty of built in shelving and hanging space for shoes and coats, this very practical space flows through to the boot room/lobby that houses the boiler, consumer unit and further storage space. Off here is a convenient cloakroom and leads through to the expansive kitchen/dining room. This wonderfully bright room has bags of space for entertaining with a seating area at the furthest end that also has patio doors leading to the garden. The kitchen itself has many wooden traditional wall and base units with space/plumbing for a washing machine and dishwasher and an integrated gas hob and oven. The conservatory, which is off here, has great views out towards Newport and Worsley Down in the distance. There is an opaque ceiling and steps leading down directly into the garden.
From the wide hallway is the staircase leading up to the upper levels, another entrance door and access to two further reception rooms. One of these is currently used as a study or could become another reception room/playroom or den. The final room is a cosy sitting room with an outstanding fireplace that is wide and high and has a log burner nestled within upon a stone hearth. Fabulous.

First Floor:
The level has three double bedrooms, a large single bedroom and a separate family bathroom that is partly tiled and has a 'P' shaped bath and overhead shower.

The principal bedroom is a very generous size with an ensuite shower room. The wonderful bonus of this room is that it is flooded with light through the patio doors that lead to a balcony, with black iron railings, where you can enjoy far reaching views as far as Godshill Church. The other three bedrooms are also light and bright with one having a built in wardrobe and there is further storage within the hall linen cupboard.

Second Floor:
On this level, off the landing, is a deep storage cupboard and two extremely generously sized double bedrooms both with Velux windows.

Exterior

Beyond the five bar gate and high hedging is a gravelled driveway with plenty of space for multiple vehicles and direct access to the rear garden. There is a low maintenance square lawn to the left of the main entrance door with its open porch.

The south facing rear garden is mainly lawned with a paved patio area adjacent to the house and at the furthest point is a substantial open fronted garden room/wood store with hornbeam hedging giving privacy and seclusion. This is a lovely relaxing outside space to unwind and enjoy the birdsong.

Newport, Noke Common

The Island's capital. With all the major amenities including supermarkets, shops, The Isle of Wight College for further education, cinema, entertainment venues, bars and restaurants as well as St Marys hospital. There are great road and bus route links to the rest of the Island with its almost central location.
Noke Common is known for its rural aspects being close to the forest and the fabulous walks to be had there.

Further Information

Tenure: Freehold
EPC: C
Council tax band: F
Double glazed throughout
Gas central heating via Intergas boiler
Mains gas, electricity, water and sewerage
Broadband max predicted: Download/Upload 900mbps





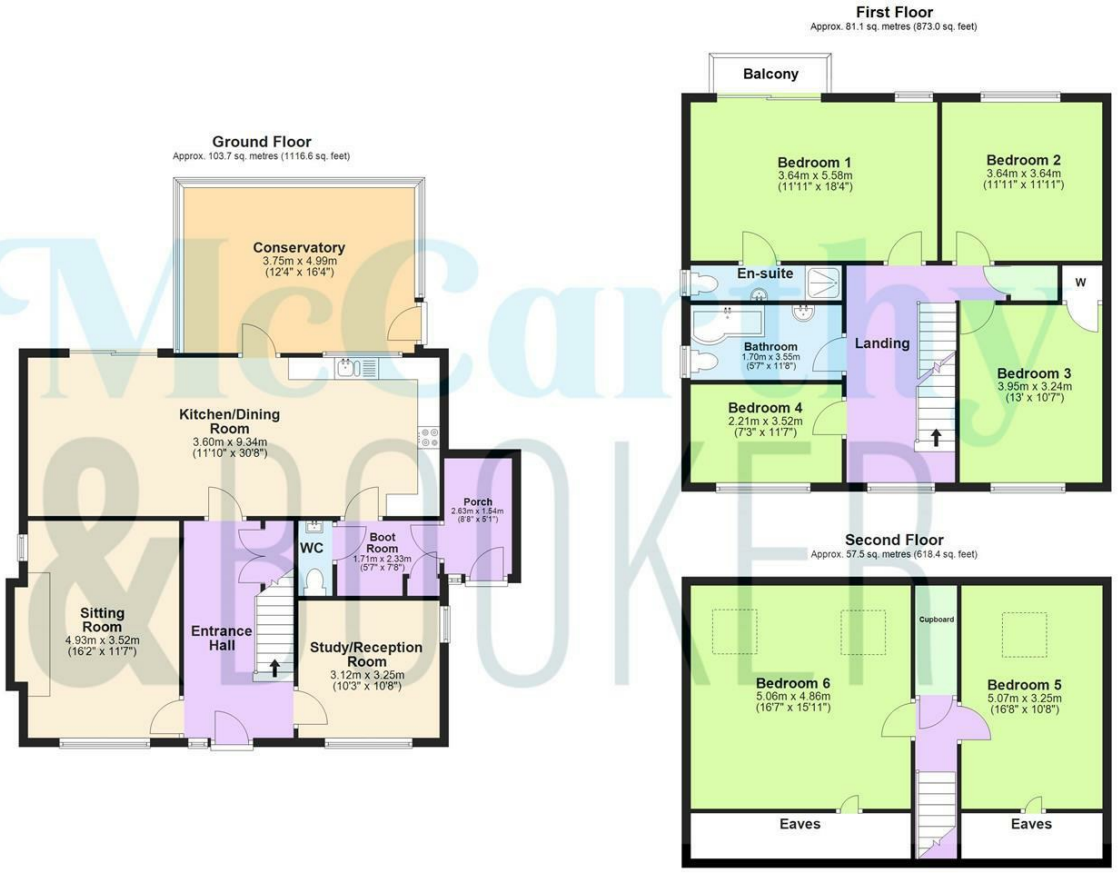
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 242.3 sq. metres (2608.0 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

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