



£373,000

18 STAPLERS ROAD, NEWPORT, ISLE OF WIGHT, PO30 2BZ

- Substantial Grade II Listed semi-detached family home
- Accommodation arranged over four floors
- Two receptions rooms
- Sun room
- Six bedrooms

Hose
Rhodes
Dickson



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18 STAPLERS ROAD,
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ISLE OF WIGHT,
PO30 2BZ

An imposing and substantial Grade II Listed semi-detached family home conveniently placed for Newport town centre.

The versatile accommodation is arranged over four floors and comprises two reception rooms, kitchen, WC, sun room, six bedrooms, en-suite shower room and bathroom. There is gas central heating. Externally there is off road parking to the front for several cars and a good size south facing lawned garden to the rear with paved sun terrace.





Steps lead up to the front door into-

ENTRANCE PORCH Door into-

ENTRANCE HALL Laminate flooring. Cupboard housing the consumer unit. Stairs to first floor. Stairs to lower ground floor. Doors off to-

WC 3' 2" x 4' 2" (0.97m x 1.27m) Gravity fed cistern and WB. Obscure glazed window to the rear.

DINING ROOM 13' 6" x 13' 3" (4.11m x 4.04m) Two sash windows to the front. Laminate flooring. Vertical radiator. Open plan to-

KITCHEN 13' 6" x 11' 7" (4.11m x 3.53m) Fitted with a matching range of wall and base units with work surface over incorporating a 1 1/4 bowl single drainer sink and mixer tap. Built in electric oven with gas hob and stainless steel extractor hood above. Space for free standing fridge freezer. Laminate flooring. Space and plumbing for dishwasher. Double opening doors into-

LEAN TO SUN ROOM 11' 11" x 13' 6" (3.63m x 4.11m) Tiled floor. Door to garden.

LIVING ROOM 15' 9" x 9' 5" plus bay (4.8m x 2.87m) Double glazed bay window to the rear overlooking the garden. Exposed floor boards. Wall mounted electric heater.

LOWER GROUND FLOOR Doors off to-

PORCH 6' 1" x 7' 4" (1.85m x 2.24m) Double glazed with door to outside and door into-

STORE ROOM 14' 11" x 13' 9" (4.55m x 4.19m) A useful store room.

RECEPTION/BEDROOM 5 13' 5" x 12' 7" (4.09m x 3.84m) Double glazed window to the front. Radiator.

RECEPTION/BEDROOM 6 13' 5" x 11' 8" (4.09m x 3.56m) Double glazed window to the rear. Radiator.

WALK IN STORE 6' 11" x 3' 9" (2.11m x 1.14m) Radiator.

WC 6' 4" x 3' 7" (1.93m x 1.09m) Space and plumbing for washing machine, low flush WC and wash basin. Under stairs storage cupboard.

FIRST FLOOR LANDING Stairs leading to second floor. Sash window to the rear. Radiator. Under stairs storage cupboard. Doors off to-

BEDROOM 1 12' 11" x 9' 5" plus bay (3.94m x 2.87m) Double glazed bay window to the rear overlooking the garden. Vertical radiator. Door into-

EN-SUITE SHOWER ROOM 6' 6" x 5' 5" (1.98m x 1.65m) Walk in shower cubicle, push button flush WC and wash basin. Extractor fan. Shaver light and socket. Feature fireplace.

BEDROOM 2 13' 7" x 12' 11" (4.14m x 3.94m) A double room with two sash windows to the rear. Feature fireplace. Radiator.

BEDROOM 3 13' 6" x 11' 11" (4.11m x 3.63m) A double room with two sash windows to the front. Feature fireplace. Radiator.

BATHROOM 6' 6" x 6' 0" (1.98m x 1.83m) Fitted with a suite comprising a panelled bath with shower off taps, push button flush WC and wash basin. Chrome ladder style radiator. Wall mounted Worcester gas fired boiler. Tiled floor. Shave light and socket. Extractor fan.

BEDROOM 4 12' 3" x 11' 7" (3.73m x 3.53m) A double room with sash window to the side. Feature fireplace. Two radiators. Two wall light points. Eaves storage areas.

HEATING Gas central heating to radiators where stated.

OUTSIDE A driveway to the property provides off road parking for several cars. Gated side access to the good size lawned rear garden with pretty sun terrace. Garden store. Feature fishpond.

Tenure Freehold

Council Tax Band: E

Where to find the property

18 Staplers Road, Newport, Isle Of Wight, PO30 2BZ



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

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