

## Newport, Isle of Wight



- **Stunning Family Home**
- **Landscaped Rear Garden**
- **Modern Kitchen, Family Bathroom & En-Suite**
- **Immaculately Maintained**
- **Exceptional Sociable Outdoor Space**



## About the property

Exceptional Four-Bedroom Detached Family Residence with Impeccable Presentation and Landscaped Gardens.

Presented to an outstanding standard throughout, this contemporary four-bedroom detached home offers superbly appointed family accommodation in a desirable location close to well-regarded schools and picturesque walks, including Carisbrooke Castle and Victoria Recreation Ground.

The property is immaculately maintained and styled with a modern, cohesive aesthetic, creating a truly turn-key opportunity for discerning buyers. The ground floor features a spacious, beautifully presented lounge, a high-specification open-plan kitchen and dining area designed for both family living and entertaining, as well as a separate snug/home office offering flexibility for modern lifestyles. A well-equipped utility room is conveniently located off the kitchen, maintaining the sleek, clutter-free layout of the living space.

Upstairs, the property continues to impress with four generously proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room and bespoke fitted wardrobes, while a luxurious family bathroom serves the remaining rooms — all finished with contemporary fixtures and fittings of the highest standard.

Externally, the home enjoys a landscaped rear garden that has been thoughtfully designed to provide a stunning and sociable outdoor space. Featuring a dedicated grill and pizza oven area, it's perfect for outdoor entertaining and family enjoyment. The rear aspect is notably sunny, enhancing the appeal of this exceptional garden. To the front, there is driveway parking for two vehicles along with a practical storage strip/workshop.

This is a rare opportunity to acquire a property that combines space, style, and superb presentation in a sought-after location. Early viewing is highly recommended to appreciate the quality and finish on offer.

Local Authority - Isle of Wight Council  
Council Tax Band - E  
Tenure - Freehold

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

## CONTACT US

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## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom WC

Lounge 17'10 x 11

to Bay Dining Room 12'2 x 10'10

Kitchen/Breakfast Room 16'10 x 10'1

Utility Room

### FIRST FLOOR

Landing

Bedroom 1 15'1 x 14'9

En-Suite Bathroom

Bedroom 2 13'7 x 10'

Bedroom 3 11'10 x 9'5 (into Wardrobes)

Bedroom 4 13'3 x 11'11

Bathroom WC

### OUTSIDE

Driveway

Front Garden

Rear Garden

Garage/Workshop

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		