

## Carisbrooke, Newport, Isle of Wight



- **4 Bedroom Family Home**
- **Integral Garage and Driveway**
- **Quiet, cul de sac Position**
- **Family Bathroom, En-suite Shower and WC**
- **Low Maintenance Rear Garden**



## About the property

A spacious 4 bedroom family home in ever popular Carisbrooke! This well sized home is split over three floors with a good level of living space and family sized bedrooms, complimented by a family bathroom, en-suite to the master and a handy downstairs WC.

A quiet, cul de sac position. This property sits close to the Carisbrooke Village shops, pubs and restaurants, whilst also being close to good schools and some excellent countryside walks including Carisbrooke Castle and the Tennyson Trail too.

Driveway parking to the front for two cars, the property also benefits from an integral garage. The ground floor then offers a spacious kitchen/diner, opening onto the rear garden and the WC. Heading up the stairs, you will find the master bedroom with shower en-suite and the well sized lounge. The second floor then has a further three bedrooms, catered for by a family bathroom.

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

## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen/Diner 16'1 x 10'2  
Downstairs Cloakroom WC  
Integral garage

### FIRST FLOOR

Landing  
Lounge 16'1 x 12'6  
Bedroom 1 13' x 8'2 En-suite Shower

### SECOND FLOOR

Landing  
Bathroom  
Bedroom 2 13'10 x 8'3  
Bedroom 3 11'6 x 8'2  
Bedroom 4 10'6 x 7'7

### OUTSIDE

Driveway  
Rear garden

## 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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## 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](http://triggio.co.uk)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		