

48, Hillcrest Road

Rookley, Isle of Wight PO38 3PB

£235,000

FREEHOLD



Set back from the road, this spacious three bedroom mid-terrace home presents a lounge-diner, contemporary kitchen, and a spacious family bathroom. Outside offers a front and rear garden plus a garage en bloc.

- Mid-terrace property set back from the road
- Spacious family bathroom
- Located within a semi-rural village
- Garage en bloc parking
- Local amenities within walking distance
- Three naturally lit bedrooms
- Potential for modernisation
- Situated in a peaceful cul-de-sac
- Rear garden with potential
- Surrounded by countryside walks

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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This fantastic mid-terrace home has been carefully maintained and lovingly upgraded over the 40 years that the current owner has lived here. Set back from the road with a lovely pedestrianised square at the front, this property offers a small front garden with a concrete path leading up to the entrance. Featuring neutral décor throughout and providing carpets through most of the house, this home is heated by night storage heaters with three main radiators in the home and smaller electric radiators located in each bedroom. Having been well maintained over the years, this property has got potential for modernisation and reconfiguration, if required. The ground floor benefits from a spacious lounge-diner leading to the kitchen which benefits from a well-presented kitchen with ample storage and access to the rear garden. The lounge diner makes way for the stairwell and large understairs cupboard. On the first floor are three naturally light bedrooms, with bedroom two providing views over the rear garden. An east-facing front garden and façade enjoys sunshine in the morning whilst the garden enjoys the sunshine through the afternoon and into the evening. The property provides garage en bloc parking for one car at the side of the terrace, and on-street parking.

Set back within a quiet cul-de-sac, 48 Hillcrest Road enjoys a range of wildlife including a variety of birds which regularly visit the garden. With a range of footpaths on your doorstep, including a footpath a short walk from the property that takes you on a delightful stroll to The Chequers Inn, this family home is perfectly positioned to take advantage of the beautiful surrounding countryside. The property also enjoys the benefits of being part of a small village community with a local shop just short stroll away, and a post office. Just a short distance from the property is Rookley Country Park with a swimming pool and Newport, with its busy shops, restaurants and amenities is just a short 3.5 mile drive from this quiet location. The area is well served by buses to both Newport and the nearby pretty, coastal town of Ventnor.

The accommodation comprises of a porch leading to an entrance hall which houses a cloak cupboard and continues into the lounge-diner. The lounge-diner hosts the staircase to the first floor with a large understairs cupboard and also opens into the kitchen. The first floor landing leads to three bedrooms, a spacious family bathroom and an airing cupboard.

Welcome to 48 Hillcrest Road

From Hillcrest Road, a pedestrianised area leads to this mid-terraced family home. A concrete pathway from the pedestrianised area leads into the front garden area and up to the front porch.

Porch

A white painted brick porch with pottery tile flooring and enjoys sunshine through a large window to the front and side, including a partially glazed door. This space opens into the entrance hall.

Entrance Hall

This space provides access to a cloak cupboard housing the electrical consumer unit and offers space for storage. A door leads into the lounge-diner.

Lounge-Diner

21'02 max x 16'04 max (6.45m max x 4.98m max)

Enjoying a large window to the front aspect, flooding the room with sunshine, and a window to the rear providing views over the rear garden, this spacious lounge diner provides ample space for lounging and dining furniture as well as the potential for reconfiguration. Additionally, this room provides access to the stairwell to the first floor, an understairs cupboard, and to the kitchen.

Kitchen

11'03 x 8'05 (3.43m x 2.57m)

Featuring a dark tile effect floor vinyl, there are wood base and wall cabinets and a dark granite effect worktop, and integrates a stainless-steel sink and drainer, electric hob and oven with a cooker hood over. A neutral multi-toned tile splashback can be found in here, as well as a window and a partially glazed obscure glass door to the rear garden. Undercounter space for an appliance is also available plus space for a freestanding fridge freezer.

First Floor Landing

A carpeted turning staircase leads up to the first-floor landing which provides access to three bedrooms, the family bathroom, and an airing cupboard. The loft can be accessed via the loft hatch in this area.

Bedroom One

10'06 x 9'05 (3.20m x 2.87m)

Boasting a large window to the front aspect flooding the room with sunshine, this double bedroom benefits from fitted wardrobes with over bed storage.

Bedroom Two

10'05 x 9'05 (3.18m x 2.87m)

Located at the rear of the property with views over the garden, this double bedroom benefits from natural light and ample space for bedroom furniture.

Bedroom Three

9'08 x 6'07 (2.95m x 2.01m)

Bedroom three benefits from a large window to the front aspect, this room would make an ideal home office or single bedroom with a fitted wardrobe already in place.

Family Bathroom

This spacious bathroom benefits from an obscure glass window to the rear aspect, a bath with an electric shower over and a folding shower screen, a vanity hand basin with a cupboard under, and a dual flush w.c. A silver mosaic tile effect floor vinyl and a neutral tile surround can be found in here along with a chrome heated towel rail and an extractor fan.

Rear Garden

From the rear door are two steps down to a partially gravelled and concreted area which would make a fantastic position for a patio or decking area. From here is a step down onto the lawn which provides a new concrete steppingstones and flower beds to either side. Enclosed by timber fencing, this garden also provides a rear access gate with a path behind, leading to the garages at the side. Boasting plenty of potential, this garden also enjoys sun through most of the afternoon and offers fantastic views to the side aspect.

Garage

Situated within a garage en bloc, this space is enclosed by a white up and over garage door which was replaced around two years ago and offers parking for one car or ample space for storage. A pathway from the front or rear of the house provides access to the garage.

Parking

A single garage provides parking for a car. Additionally, there is unrestricted on-road parking available on Hillcrest Road.

48 Hillcrest Road provides the perfect opportunity to acquire a mid-terrace, three-bedroom home with a rear garden, garage parking, and with potential for modernisation. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

Additional Details:



Tenure: Freehold

Council Tax Band: B

Services: Mains water and drainage, electricity, night storage heaters and electric heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Agent Notes:

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