



7a, Avondale Road

Newport, Isle of Wight PO30 1ET



£415,000
FREEHOLD



Set in a prime position close to the amenities of Newport, this beautifully presented three-bedroom detached home offers flexible accommodation and comes complete with private parking and a secluded rear garden.

- Modern detached family home
- Beautifully presented and well-maintained
- Three bedrooms and two bathrooms
- Mature rear garden with well-established planting
- Walking distance to high street amenities
- Quiet, sought-after area of Newport
- Updated, with a neutral scheme throughout
- Spacious lounge, kitchen, utility room and sunroom
- Private off-street parking space
- Close to local schools and Isle of Wight College

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

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Originally built in the 1980s, this home is situated in a popular residential area of Newport and has been well-maintained and updated by the current owner. The accommodation is beautifully presented in a fresh, neutral scheme which enhances the feeling of space and light, and benefits from a flexible layout which connects to the fabulous, mature garden to the rear.

Avondale Road is a quiet residential street located in Newport, set in a popular and well-established area known for its convenient location. The road is lined with a mix of attractive houses, creating a pleasant and welcoming environment. The town centre of Newport, with its diverse range of shops, restaurants, and entertainment options, is within walking distance, where residents can enjoy the convenience of local supermarkets, schools, and healthcare facilities, all within close proximity. The Island is renowned for its stunning coastline, picturesque beaches, and scenic countryside, and Newport is well served by a network of public transport that connects with the rest of the Island. Regular car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton are both within a twenty-minute drive from the property and the Cowes to Southampton high-speed foot passenger service is located five miles away.

Accommodation comprises a porch, spacious lounge, hallway, kitchen, shower room, utility, lobby and sunroom to the ground floor, with three bedrooms and a shower room on the first floor.

Welcome to 7a Avondale Road

From this popular residential street, a block paved path leads around the desirable private parking space and on to the smart red-brick façade of 7a. The property is well maintained, with white UPVC double glazing, outside lighting, and a fabulous soft green composite front door which leads into the porch.

Porch

The welcoming porch is a useful space, with neutral décor and carpet, which continues into the lounge, hallway and stairs. The porch has a low-level light and a panel door which leads into the lounge.

Lounge

17'11 x 15'8 max (5.46m x 4.78m max)

The L-shaped lounge benefits from dual aspect glazing with windows to the front and side, and a feature fireplace in a characterful chimney breast with a decorative surround in marble effect and hardwood, complete with a coal effect electric fire on a marble style hearth. The lounge also has three wall lights, two radiators and a door to the inner hallway.

Hallway

extending to 12'2 (extending to 3.71m)

With a window to the side aspect, and an open balustrade staircase with decorative spindles, the hall is light and bright. A cupboard under the stairs is home to the consumer panel, and the hall also has a radiator and a pendant light. Panel doors lead to the kitchen/diner and to the ground floor shower room.

Kitchen/Diner

20'5 x 9'8 (6.22m x 2.95m)

The kitchen/diner has a fantastic open plan layout, with an archway separating the spaces and dual aspect glazing consisting of a window to the side aspect and to the rear, providing views over the garden. The dining room has plenty of space for a table and chairs and benefits from a spotlight bar and a radiator. A beautiful wood-effect floor has been recently fitted and flows through the archway into the kitchen area. The kitchen comprises a useful mix of floor and wall cabinets, finished in a soft country cream and complemented with neutral roll-edged worktops and terracotta coloured splashback tiles. Integrated appliances include a dishwasher, Lamona microwave, Bosch oven, ceramic hob and matching hood over, plus there is an inset 1.5 bowl sink and drainer with a mixer tap and space for a fridge/freezer. The kitchen also has a spotlight bar, and a door to the utility room.



Utility

8'8 x 5'7 (2.64m x 1.70m)

A useful area, with cabinets, worktop and splashback matching the kitchen, the utility has a window to the side aspect, a butler sink with a mixer tap, central light, and space and plumbing for a washing machine and dryer. The utility is also home to the recently updated Glow-Worm combi boiler. The space is finished with a practical vinyl floor, and there is a part glazed door to the lobby.

Lobby

The rear lobby has a vinyl floor and a useful storage cupboard, with a part glazed door to the back garden and a door to the garden room/study.

Garden Room/Study

14'7 x 7'2 max (4.45m x 2.18m max)

The garden room, which also makes a wonderful study, is presented with a combination of exposed brick and white walls, a vinyl floor, windows to the patio and a pair of French doors which connect to the garden.

Ground Floor Shower Room

The ground floor shower room comprises a corner shower with laminate surround, a vanity basin with a mixer tap and storage, and a matching dual-flush low-level WC. The shower room is part tiled with a blue and white pattern over a grey vinyl floor, and also benefits from a window with patterned glass for privacy, a radiator, ceiling light and an extractor fan.

First Floor Landing

Carpeted stairs ascend to the first floor landing, which has a window to the side aspect, a pendant light and a hatch providing access to the loft space. There are four storage cupboards, and doors lead to all three bedrooms and to the shower room.

Bedroom One

15'8 x 10'4 (4.78m x 3.15m)

The carpet continues from the hallway to create continuity into the primary bedroom, which features twin windows overlooking the rear garden and on to the Minster. There are also two radiators and a pendant light.

Bedroom Two

17'11 x 9'8 max (5.46m x 2.95m max)

Another generously proportioned bedroom, with neutral décor, pendant light, radiator and a window which looks out over the front aspect.

Bedroom Three

11'9 x 7'4 (3.58m x 2.24m)

The third bedroom is presented in a neutral scheme, and benefits from a built-in wardrobe, pendant light, radiator, and a window to the front aspect with views over rooftops all the way to the downs and quarry.

Shower Room

The spacious shower room has a fantastic, large walk-in shower with a rainfall and traditional head and attractive laminate panelling. There is a vanity basin with storage under and a mixer tap, a dual-flush low-level WC and a heated chrome towel rail. A window to the side aspect has patterned glass for privacy, and the shower room also has spotlighting, wall lights, a radiator and is finished with a smart grey vinyl floor.



Outside

To the front, a parking bay provides space for a single vehicle, with a block paved pathway leading to the house and connecting to a gated side path which leads to the rear garden. To the rear, a paved terrace, complete with stone wall and mature planting, connects the house and garden. The garden itself is a fabulous mix of well-established, colourful planting and trees, borders and lawns, all enclosed with high quality fencing.

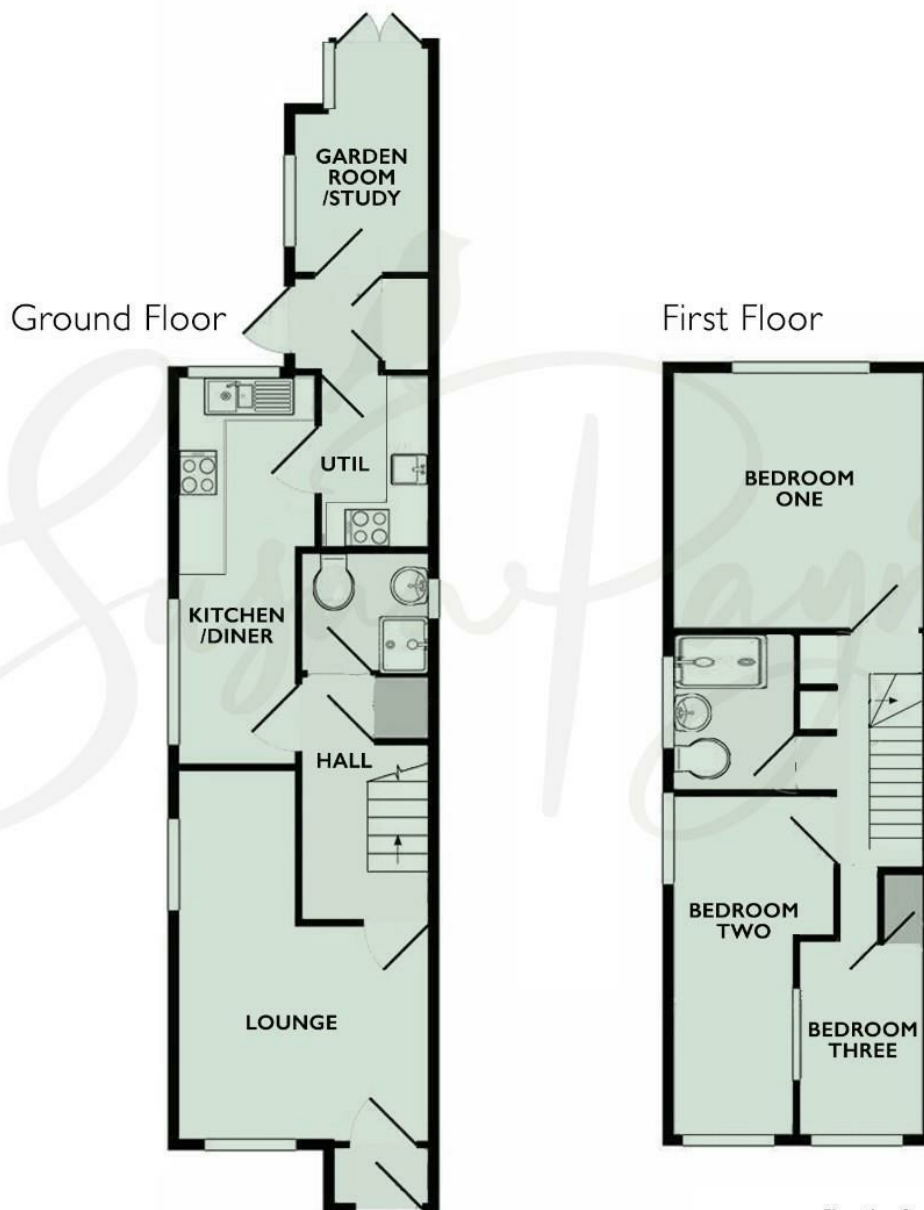
7a Avondale Road presents an enviable opportunity to purchase an immaculately presented detached home, set in a most convenient and desirable location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

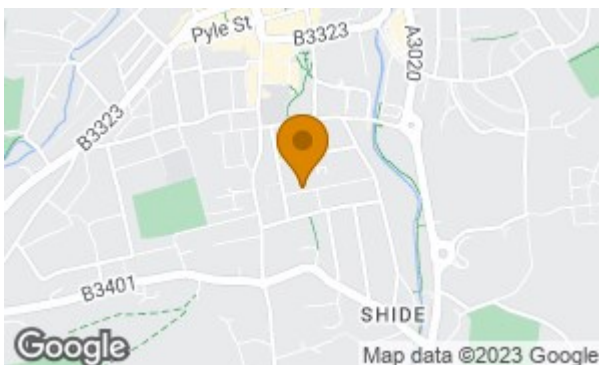
Tenure: Freehold

Council Tax Band: D

Services: Mains water, gas, electricity and drainage



Floorplan for illustrative purposes only and not to scale



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		
	58	81
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

Agent Notes:

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