



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# 33, Shide Road

Newport, Isle of Wight PO30 1YQ



Situated in this desirable location, this impressive period property has been creatively extended to provide an annex or one spacious four-bedroom home and comes complete with a driveway plus a generous south-facing garden.

- Four bedroom detached family home
- Three versatile reception rooms
- Period character features
- Driveway and an integral garage
- Short walking distance to the High Street
- Extended to provide an annex or one spacious home
- Fabulous bathroom, an en-suite, and a cloakroom
- Generous south-facing garden
- Highly sought-after location in Newport
- 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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Dating back to the 1920s, this traditional detached house offers plenty of comfortable living space for the whole family. With three reception rooms, the home offers ample space for entertaining and the family will be spoiled for choice when seeking a private spot to unwind at the end of the day. Providing an incredibly spacious principal bedroom with an en-suite, the large, double-storey extension to the side elevation has been creatively designed to be used as a one-bedroom annex with its own lounge, offering a great living solution for multi-generational families or a private space for guests to stay. A triple aspect kitchen to the rear of the home provides a naturally light space and a charming cottage-style finish, while the spacious family bathroom with its fabulous freestanding clawfoot bath and separate shower is ideal for taking some time out to unwind. Full of traditional character, this house offers plenty of charming features with its sash windows, high ceilings, exposed timber floorboards, and decorative wall mouldings; all of which have been perfectly styled with modern neutral interiors. With this wonderfully versatile property, you can truly make yourself a fantastic home for years to come!

But it's not just indoors that this home has to offer; step outside onto the generous south facing garden to the front and enjoy all that nature has to offer with plenty of secluded outdoor space and sunshine throughout the day. To the rear of the property, a driveway provides off-road parking for two vehicles, so you won't have to worry about finding somewhere convenient to park when you arrive home. Forming part of the extension, the integral garage is a great asset, offering a safe and secure space for you to store a vehicle or other belongings. For those looking to utilise the extension as an annex, the garage could also be converted into additional living or kitchen space if desired.

Located in an enviable, tucked away position on the outskirts of Newport town centre, 33 Shide Road is perfectly placed to take advantage of the wide range of amenities including a variety of shops, a cinema complex, restaurants and cafes. Multiple schools at primary and secondary level are within walking distance and the Southern Vectis bus station is located within the town centre providing an extensive network of bus routes across the island. The property is also well-connected to the surrounding countryside and enjoys easy access to the riverside Red Squirrel cycleway and a historic amble up to the nearby Carisbrooke Castle. Other popular attractions in Newport include the multi-award-winning Monkey Haven and the spectacular Robin Hill Country Park. Being centrally located means you are never far from all the wonderful delights that the island has to offer, including the beautiful West Wight.

Regular car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton are both within a 20-minute drive from the property, and the Cowes to Southampton catamaran foot passenger service is located only 6.2 miles away.

### **Welcome to 33 Shide Road**

Nestled within its mature front garden, 33 Shide Road is accessed via Laburnam Close with an ornate metal gate that opens to a pathway leading to a charming blue front entrance door within an open arched porch. Retaining the property's traditional appearance, this detached house features a redbrick construction and two imposing bays to the front elevation which overlook the spacious front garden.

### **Entrance Hall**

Featuring beautiful wooden floorboards and a subtle green wall decor, this traditional entrance hall exhibits deep skirting boards and natural wood picture rails, creating a characterful welcome to the home. A staircase with a wooden spindle balustrade and a striped carpet ascends to the first floor, while a series of wood panel doors lead to the reception rooms. Fitted with two pendant light fixtures and a radiator, this space also provides access to an understair cupboard and a handy cloakroom.

### **Cloakroom**

Continuing with the wooden floorboards, this convenient space provides a low-level w.c. and a wall-mounted hand basin with splashback tiling. Also located here are recessed spotlights and a telephone/internet point.



### **Living Room**

*14'0 max x 13'04 (4.27m max x 4.06m)*

Located to the front of the home, this room features a fireplace which was previously installed with a log burner, and has a box bay window to the front aspect. Decorated with a subtle blue wall decor and a neutral carpet, this room also has a pendant light fixture and a radiator.

### **Dining Room**

*11'05 max x 10'08 (3.48m max x 3.25m)*

With access to the kitchen via a wood panel door, this room is neutrally decorated and enjoys exposed wooden floorboards, two recessed cupboards, and wooden shelving beside a chimney breast. Benefitting from a radiator and a pendant light fixture, the dining room also includes a window to the side aspect, and a built-in cupboard housing an electrical consumer unit.

### **Kitchen**

*16'07 x 6'0 (5.05m x 1.83m)*

Benefitting from underfloor heating and a triple aspect, the kitchen offers a naturally light space fitted with a range of cream base cabinets providing cupboards and drawers as well as space to accommodate three appliances with plumbing connections for a washing machine and dishwasher. The cabinets are topped with a solid wood countertop which incorporates an electric hob with an oven beneath and a speckled countertop under a window to the side aspect provides a ceramic sink and drainer. For additional storage, there is a built-in larder cupboard with a cream-painted wooden door, and there is space within the room to position an American-style fridge freezer if desired. With recessed spotlights and a neutral wall decor, the room is finished with a dark tiled floor and cottage-style splashback tiling above the countertop. A door to the rear courtyard is also located here.

### **Snug**

*13'03 max x 12'01 max (4.04m max x 3.68m max)*

Forming part of the extension, this neutrally decorated room provides a further reception room with a carpeted staircase leading to the principal en-suite bedroom and a set of French doors within a bay, opening to the front garden. Fitted with a carpet, this room also has a ceiling light, a radiator, and a door to the integral garage.

### **First Floor Landing**

The striped carpet from the entrance hall staircase continues to a split-level, first floor landing which is decorated with a subtle green wall shade and warmed by a radiator. A series of doors lead to each of the bedrooms and a family bathroom. A pendant light and a loft hatch are also located here.

### **Principal Bedroom**

*26'02 max x 13'02 max (7.98m max x 4.01m max)*

Boasting a triple aspect, this generous bedroom offers an ample amount of space and enjoys plenty of natural light. Finished with a neutral wall decor complemented by wooden flooring, this well-presented space benefits from three round flush ceiling lights and two radiators to keep the room cosy. A wood panel door opens to an en-suite shower room and a multi-pane glazed door opens to the first floor landing, connecting with the original part of the house. A carpeted staircase to the ground floor snug is also located here.

### **En-suite Shower Room**

With a stone-effect tiled floor and neutral wall decor, this room features a corner shower cubicle with a tile surround and a wooden bathroom unit incorporating a fabulous butler sink with splashback tiling and shelving beneath. Warmed by a chrome heated towel rail, this space also includes a round flush ceiling light, a low-level w.c, and an opaque glazed window to the rear aspect.



### **Bedroom Two**

*11'04 max x 11'0 (3.45m max x 3.35m)*

With views of the quarry beyond the garden, this neutrally decorated double room enjoys a window to the front aspect and is fitted with a carpet plus a radiator to keep the room cosy. Other benefits include a pendant light fixture and a built-in wardrobe with double doors.

### **Bedroom Three**

*11'05 max x 11'0 (3.48m max x 3.35m)*

Featuring a window to the side aspect, this further carpeted double room replicates the decor from bedroom two and benefits from a built-in wardrobe beside a chimney breast. A pendant light and a radiator are also located here.

### **Bedroom Four**

*7'11 x 4'08 (2.41m x 1.42m)*

The smallest of the four bedrooms, this space would make an excellent home office, a single bedroom, or a nursery. Continuing with the neutral interiors and carpet, this room features a window to the front aspect overlooking the garden and is fitted with a pendant light plus a radiator.

### **Family Bathroom**

*16'07 max x 6'01 max (5.05m max x 1.85m max)*

This family bathroom offers plenty of space and convenience with its white traditional style claw foot bath, a separate corner shower cubicle with an electric shower unit, a low-level w.c, and a bowl-style hand basin mounted on a charming wooden vanity unit. Boiler and storage cupboards ensure that linen can be tucked away behind wooden doors which perfectly coordinate with the mid-height tongue and groove wall paneling. Bathed in natural light, this room enjoys two opaque glazed windows to the rear aspect, and there is also a radiator plus two round flush ceiling lights. The room is finished with a wood-effect laminate floor and a combination of duck-egg blue and neutral wall shades.

### **Garden**

This generous south facing front garden forms the primary outside space for the home and is the perfect place for relaxing in the summer months, with its spacious lawn and plenty of dappled shade from the mature hedging and trees, including a well-established palm tree. Located in front of a range of fruit trees, a large greenhouse at the top provides ample opportunity to grow exotic plants and vegetables alike, and there is a spot in front of the greenhouse, ideal for growing further homegrown produce. Fully enclosed with fencing and hedging, this garden provides a secluded, safe haven for children and pets to play in peace. Additionally, a small courtyard space to the rear of the home houses a large storage shed and provides access to the kitchen as well as the driveway.

### **Parking**

A driveway to the rear provides off-road parking for two vehicles and leads to a single sized, integral garage.

33 Shide Road is a versatile, characterful home, set in a convenient central location providing easy access to plenty of amenities, and all the wonderful delights that the island has to offer. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Information**

Tenure: Freehold

Council Tax Band: D

Services: Mains water and drainage, electricity, gas.



GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.

1ST FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
<b>England &amp; Wales</b>		73	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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