

111, Wintergreen Gardens

Newport, PO30 2GN

£235,000
FREEHOLD



Presenting a beautifully presented three-bedroom family home, benefitting from private parking and a lovely garden, set within a quiet yet convenient location on the edge of Pan Country Park.

- Three-bedroom semi-detached house
- Balance of NHBC warranty remaining
- Fully enclosed rear garden with a patio
- Countryside walks on the doorstep
- Peaceful, residential location
- Beautifully maintained and well arranged
- Convenient location for local amenities
- Driveway parking for two vehicles
- Prime position on the outskirts of Newport
- Double glazing and biomass central heating

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

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Situated within a quiet spot in a popular position on the outskirts of the town centre, this charming three-bedroom property boasts bright, neutral interiors and has been well-maintained over the years. The accommodation comprises an entrance hall leading to a ground-floor cloakroom, a handy cupboard, and the living room. From the living room, the kitchen-diner can be accessed, as well as the stairwell to the first floor. The first-floor accommodation leads to three bedrooms and the family bathroom. Outside, the property benefits from a lovely rear garden with views of the trees to the rear and access to the side of the property to the parking area.

The property forms part of the popular Bluebell Meadows development, set within a 10-hectare county park environment offering a beautiful nature reserve to explore, a choice of play areas and a local recycling centre. The property is just a fifteen-minute walk from the heart of Newport which provides an array of high street shops and supermarkets, cafes, bars and restaurants, and a cinema. Just outside of the bustling town, a relaxing flat-level walk all the way to Island Harbour can be enjoyed along the peaceful Medina Estuary which is a haven for plenty of local wildlife and plants, including wading birds such as the oystercatcher and redshank. There is a good choice of schools close by at primary and secondary level, and the Isle of Wight College is also on the outskirts of Newport. Frequent bus routes serve nearby Staplers Road and all Island bus services connect in Newport town centre, linking to other major towns of the Island and intermittent villages. Being centrally located means you're never far from all the wonderful things that our beautiful Island has to offer, including the beautiful West Wight with its unspoilt beaches and rugged coastline.

Welcome to 111 Wintergreen Gardens

The property is positioned among other similar homes on popular Wintergreen Gardens, with attractive mature trees behind and charming hedging to the front. The front door opens into the entrance hall.

Entrance Hall

Finished with wood effect flooring, this entrance lobby opens into the living room whilst leading to the ground floor cloakroom and cloak cupboard.

Cloakroom

Comprising a WC and a hand basin, this handy cloakroom is an essential for any family home and is neutrally finished.

Living Room

Enjoying a window to the front aspect, this living room offers ample space for living furniture as well as providing access to the stairwell to the first floor. The space is finished with neutral carpet.

Kitchen-Diner

Fully equipped with modern base and wall cabinets, this spacious kitchen-diner features a breakfast bar, ideal for a quick snack, whilst also offering access to an under-stairs cupboard concealing the biomass boiler. There is a window to the rear as well as large glazed French doors leading out to the garden.

First Floor Landing

The carpeted stairwell leads up to the first-floor landing, providing access to three bedrooms and the bathroom.

Bedroom One

Naturally lit by two windows to the front aspect, this double bedroom offers space for fitted furniture, plus there is a large cupboard over the stairs.

Bedroom Two

Set up as a single bedroom, this space benefits from a window to the rear aspect overlooking the garden and the trees beyond.



Bedroom Three

Currently utilised as a single bedroom, this space benefits from a window to the rear aspect plus a wardrobe space.

Family Bathroom

This well-proportioned family bathroom comprises a shower over bath, a WC, and a pedestal hand basin.

Garden

Benefitting from a sunny position looking out onto trees behind the garden, this lovely garden is laid to lawn with a patio, creating a fabulous spot for dining al fresco style or relaxing with a good book and taking in the peaceful surroundings. There is a large hardstanding to the rear of the garden, ideal for a shed or summer house, plus the garden is fully enclosed with attractive closed board fencing. A gate to one side opens to the parking area.

Parking

The property benefits from off-road parking for two vehicles.

111 Wintergreen Gardens presents a fantastic opportunity to acquire a well-maintained home, set within a convenient location, that is ideal for first-time buyers. A viewing is highly recommended by the sole agent, Susan Payne Property.

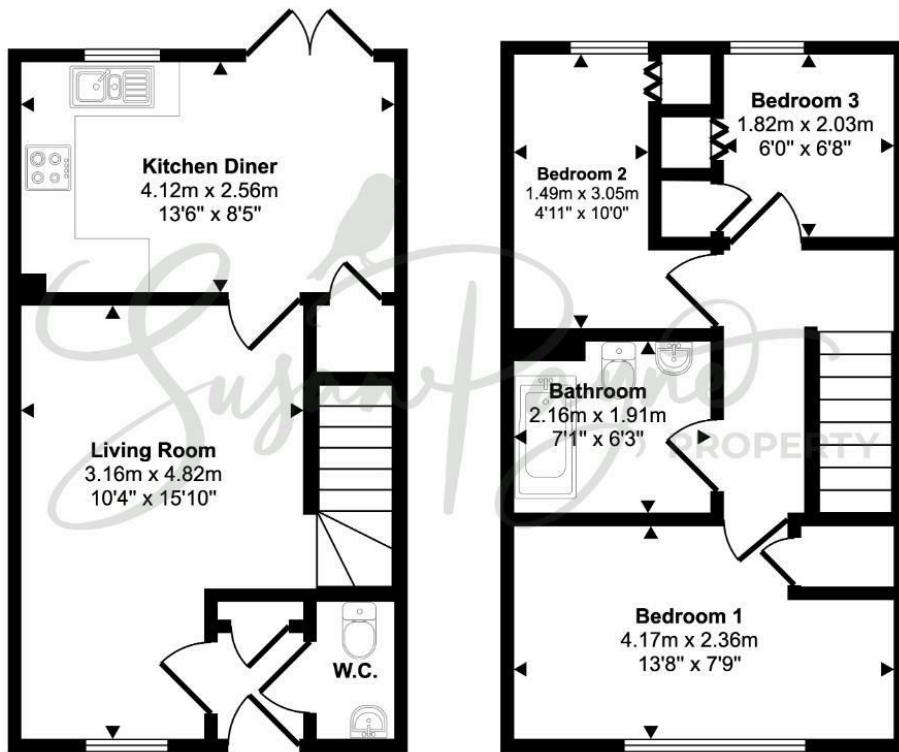
Additional Details

Tenure: Freehold

Council Tax Band: C (approx. £2,193.13 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, electricity, and biomass central heating.

Approx Gross Internal Area
63 sq m / 680 sq ft



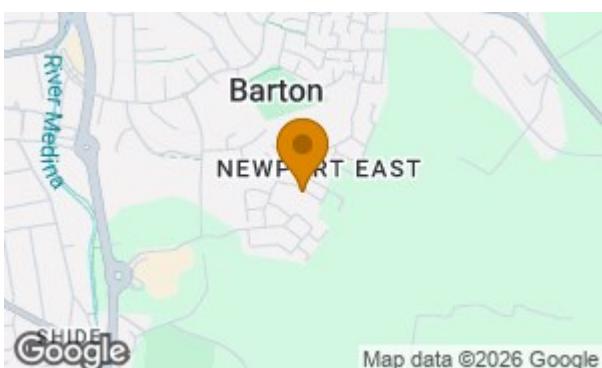
Ground Floor

Approx 31 sq m / 338 sq ft

First Floor

Approx 32 sq m / 342 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		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			
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