

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 32, The Finches

Newport, Isle of Wight PO30 5GU



£290,000  
FREEHOLD



Situated within a quiet and convenient position, this four-bedroom semi-detached property offers fantastic living spaces as well as a rear garden, a driveway and a garage.

- Semi-detached property
- Family bathroom and ground floor cloakroom
- Charming rear garden
- Quiet residential area
- Short walk to the town
- Four bedrooms
- Potential to put your own stamp on
- Driveway and garage parking
- Convenient area for schools and amenities
- Double glazing and gas central heating

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

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Built circa. 1999, this home is situated in a popular residential area in Carisbrooke and has been well-maintained and gradually updated by the owner of 20 years but still providing the new owners an opportunity to put their own stamp on. The accommodation offers laminate flooring through most of the ground floor and carpet on the first floor as well as neutral wall décor with the addition of some pastel colours. Located in a quiet cul-de-sac, the property benefits from a driveway and an integral garage.

32 The Finches is conveniently located within walking distance of the many amenities on offer in both Newport and Carisbrooke, including a choice of schools at both primary and secondary level. The historic town centre of Newport benefits from an array of shops, supermarkets, bars, and restaurants, while the village of Carisbrooke boasts a well-stocked convenience store with a post office, highly regarded restaurants, two popular family pubs, and a medical centre with a pharmacy. The property is a short stroll from the No 38 Southern Vectis bus route, with a connection to Newport Bus Station giving access to the wider public transport network.

The accommodation comprises an entrance hall leading to a ground floor cloakroom, the kitchen-diner, the lounge, and the stairwell to the first floor. The split level first floor landing offers access to four bedrooms and the family bathroom.

### **Welcome to 32 The Finches**

This semi-detached brick-built property benefits from a grassed area at the front of the home with a driveway to one side, leading to the garage. A canopy porch with lighting can be found over the front door which provides access to the entrance hall.

### **Entrance Hall**

*extending to 14'2 (extending to 4.32m)*

Offering wood effect laminate flooring, this entrance hall is decorated with warm tones and offers access throughout the ground floor. Lit by a ceiling light, the fuse box can be found here as well as understairs space and an understairs cupboard with a light.

### **Cloakroom**

This handy cloakroom is naturally lit by an obscure glazed window to the rear aspect and offers a w.c, a pedestal hand basin, and a ceiling light.

### **Kitchen-Diner**

*16'3 max x 9'2 max (4.95m max x 2.79m max)*

Continuing the flooring from the entrance hall, this kitchen diner offers wooden base and wall cabinets with a dark effect worktop, a gas cooker with a cooker hood over, a sink and drainer, plus undercounter space for a washing machine. A window to the front aspect allows natural light into the space which is warmed by a radiator, and there is plenty of space for a dining table and additional furniture. The space is lit by directional spotlights.

### **Lounge**

*15'5 x 11'1 (4.70m x 3.38m)*

Flooded with natural light from the sliding door to the rear aspect, this beautiful room is carpeted and offers plenty of space for lounging furniture. Decorated with a patterned feature wall, this room is warmed by a radiator and includes the internet connection point and television antenna.

### **First Floor Landing**

This split level, carpeted landing offers access throughout the first floor. A ceiling light illuminates this space and there is a loft hatch.



### **Bedroom One**

*16'2 x 7'7 (4.93m x 2.31m)*

Currently used as a storage room, this double room is situated over the garage and offers a dormer window to the front aspect, a light, and pastel coloured wall décor. The space is carpeted.

### **Bedroom Two**

*11'1 x 8'7 (3.38m x 2.62m)*

Offering a window to the rear aspect with far reaching views, this double bedroom benefits from a built-in wardrobe, neutral carpets, a radiator, and a ceiling light.

### **Bedroom Three**

*10'4 x 8'6 (3.15m x 2.59m)*

Benefitting from a built-in wardrobe, this double room is naturally lit by a window to the front aspect and a radiator under and is finished with carpet and pastel wall décor. The space is lit by a ceiling light.

### **Bedroom Four**

*11'2 into recess x 6'5 (3.40m into recess x 1.96m)*

This single bedroom features a window to the rear with a radiator under, carpeted floor, and pastel wall décor. The space is lit by a ceiling light.

### **Bathroom**

Comprising a pedestal hand basin, bath with a shower over, and a dual flush w.c, this family bathroom offers a white tile wall surround, blue mosaic flooring, and an obscure glazed window to the rear. The room also includes a handy storage cupboard, perfect for storing towels. The space is warmed by a radiator and lit by a ceiling light.

### **Rear Garden**

This beautiful little nature haven is mostly grassed with a circular patio space, a shed, and some trees, plus it enjoys the morning sunshine. Fully enclosed by timber fencing, this space offers an external tap as well as a pathway to the side access and to the garage.

### **Garage**

*16'8 x 7'9 (5.08m x 2.36m)*

Partitioned into two spaces, this handy garage is complete with power and lighting plus it offers a range of shelving and the gas combination boiler. The partition can be removed if desired by the new owners.

### **Parking**

The property provides driveway parking for one vehicle, plus additional space within the garage, if required.

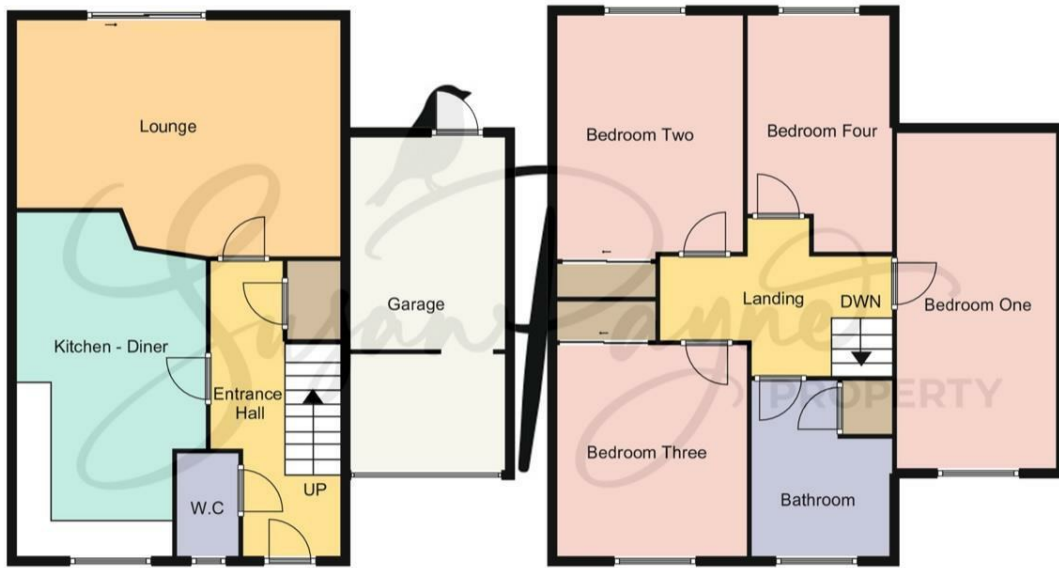
32 The Finches presents a fantastic opportunity to acquire a four-bedroom home within a convenient location for shops and schools. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C

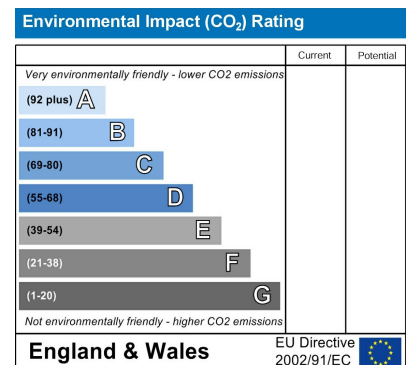
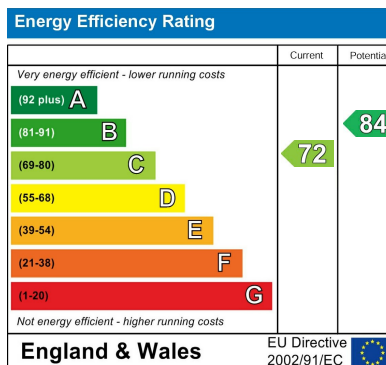
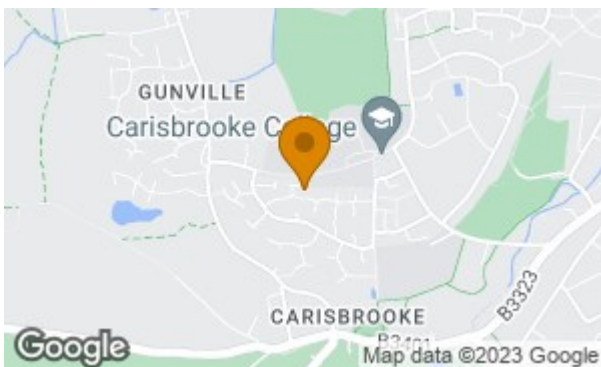
Services: Mains water, drainage, electricity, gas



Ground Floor

First Floor

Please note these floorplans are not to scale - for visual purposes only



**Agent Notes:**

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