



**MARVINS**  
ESTATE AGENTS



## **57 WATERGATE ROAD, NEWPORT, PO30 1XP** **GUIDE PRICE £450,000**

Tucked away on the ever-popular Watergate Road, this beautifully presented four-bedroom semi-detached character house offers a rare blend of space, charm, and countryside connection.

Set against the backdrop of neighbouring fields, the property enjoys a generous, deep rear garden that creates a true sense of privacy and rural calm — perfect for families, gardeners, or anyone seeking a peaceful outlook. The heart of the home is an inviting open-plan living area, perfect for modern life but easily reconfigured into separate rooms if preferred. The kitchen, full of character, is a real family kitchen and adds warmth and functionality to the ground floor layout. Upstairs, you'll find four well-proportioned bedrooms, offering flexibility for family life, guests, or home working. To the front, there's ample driveway parking leading to a double garage, currently subject to a planning application for conversion to annex accommodation — presenting exciting potential for a separate living space, home office, artist's studio, or student hangout. This home is ideal for those looking to enjoy semi-rural living with excellent access to Newport and the wider Island.

**COWES OFFICE**

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### ENTRANCE HALL

Stairs to first floor off with under stairs cupboard. Solid oak flooring. Radiator. Door to:

### LIVING ROOM

14' max x 12' (4.27m max x 3.66m)

Double glazed bay window overlooking the front garden. Radiator. Solid oak flooring. Open plan to:

### DINING ROOM

13'3" x 10'9" (4.04m x 3.28m)

Multi-fuel burner. Double glazed French Doors leading to the large decked area that enjoys views over the garden towards the countryside and St Georges Down. Solid oak flooring.

### KITCHEN/BREAKFAST ROOM

15' x 13'3" (4.57m x 4.04m)

Fitted with a range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Built in 5 ring gas hob with stainless steel extractor hood over and built in double oven. Space and plumbing for washing machine and dishwasher. Double glazed window overlooking the decking towards St Georges Down. Radiator. Double glazed window to the front. Cupboard housing the gas boiler.

### SHOWER ROOM/WC

Fitted with a suite comprising glazed corner shower unit, wash basin and WC. Two double glazed windows to the side.

### FIRST FLOOR LANDING

Access to loft space which is boarded. Loft ladder included.

### BEDROOM ONE

13' x 12' (3.96m x 3.66m)

A double room enjoying a dual aspect via double glazed windows to the front and the rear enjoying lovely views over the garden. Radiator.

### BEDROOM TWO

13'3" x 10'9" (4.04m x 3.28m)

A double room with double glazed window enjoying lovely views over the large rear garden to countryside and St Georges Down beyond. Radiator.

### BEDROOM THREE

12' x 12' (3.66m x 3.66m)

A double room with double glazed window to the front. Built in cupboard housing hot water tank and shelving.

### BEDROOM FOUR

9'10" x 7' (3.00m x 2.13m)

Double glazed window overlooking the rear garden enjoying views towards countryside and St Georges Down. Radiator.

### OUTSIDE

Decorative iron gates to the concrete driveway which leads down the side of the property to a large double detached garage (8mx6m) (which is subject to a planning application to convert to provide for Annexe accommodation) It is currently used as a studio/ children's hang-out. There is a shower room and suite off the main studio space. Ample room for parking.

The front garden is laid to lawn and screened from the road by mature trees giving a feeling of privacy and seclusion. The large rear garden is a superb feature of the property. The wooden decked area is accessed via French Doors from the Living Room and steps down to a paved patio area with raised shrub and flower borders. A pathway leads to a large paved patio area and enjoying views over the rest of the garden and the countryside views beyond. A variety of trees are featured including fruit trees and a Beech trees. Its a superb safe space for children.

### TENURE

The property is Freehold. Council tax band D.

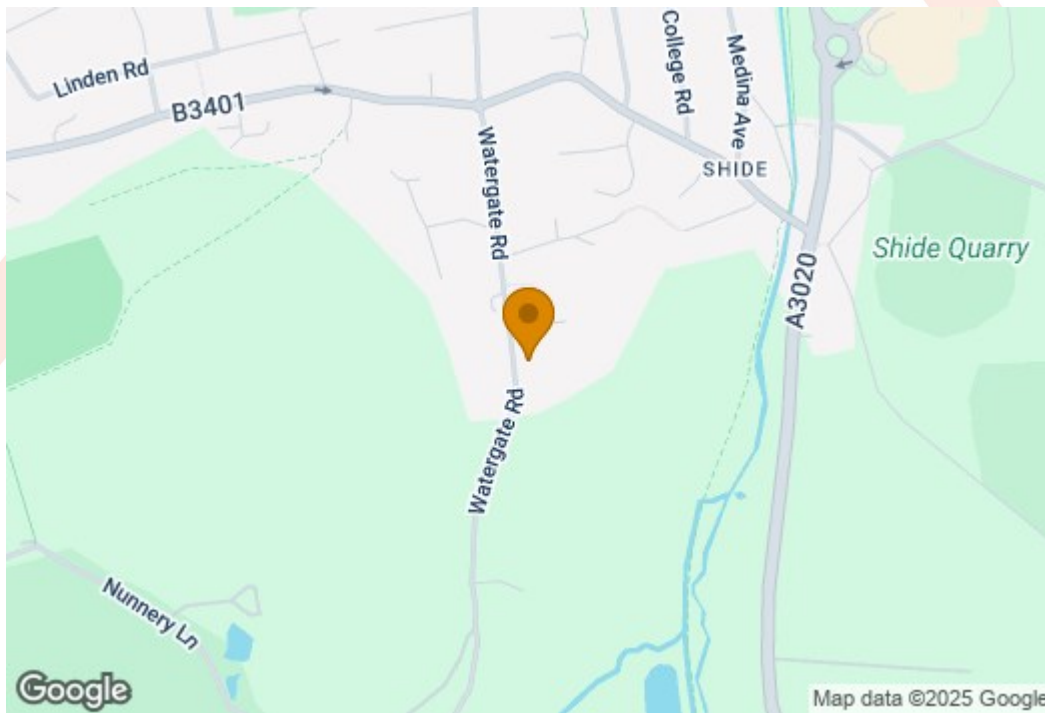








This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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