

SPENCE WILLARD



23 Noke Common, Newport, Isle of Wight

*A newly built, well-designed home, providing spacious accommodation with ample parking and the benefit of no onward chain*

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200 880 WWW.SPENCEWILLARD.CO.UK



Upon entering via the large entrance porch, the generous rooms become immediately apparent, with a wide and spacious hallway finished with limed oak effect flooring extending through to the kitchen dining room, utility room and ground floor shower room.

The sitting room is delightful, with high ceilings and an abundance of natural light provided by the large window and bi-fold doors that lead out to the rear garden.

The first floor accommodation comprises four bedrooms, three of which are large double bedrooms and the fourth a generous single bedroom, all served by a family bathroom which provides both a double shower enclosure and a bath.

The location is ideal for easy access to both Newport or Cowes and is situated within walking distance of Parkhurst Forest and Marks Corner, which are a haven for wildlife and a delight for keen walkers.

**Entrance Porch** A panel glazed UPVC door leads into a spacious porch, with plenty of space for coats and shoes.

**Entrance Hall** A half-glazed Oak door allows light into the hallway, which has a large storage cupboard and the staircase leads to the first floor.

**Kitchen Dining Room** A spacious room with an array of fitted wall and base units complemented by a wood effect work surface with 1½ bowl sink and drainer. Inset gas hob with built-in extractor

hood above and electric oven beneath. Integral dishwasher. As well as this, the room has ample space for a large dining table.

**Utility Room** With space and plumbing for a washing machine and dryer. Wall-mounted gas fired boiler.

**Shower Room** Fitted with a quadrant shower cubicle, wash basin and WC. Heated towel rail.

**Sitting Room** Steps lead down into this lovely spacious room with high ceilings. The room is flooded with natural light provided by the bi-fold doors leading out to the garden and the adjacent window.

#### FIRST FLOOR

**Landing** With loft hatch and large storage cupboard.

**Bedroom 1** A wonderful, large, double bedroom with views of the front garden.

**Bedroom 2** A further double bedroom enjoying views of the rear garden and far-reaching views.

**Bedroom 3** A double bedroom with views to the front of the property.

**Bedroom 4** A large single bedroom with an outlook over the rear garden.

**Family Bathroom** A great modern bathroom comprising double shower enclosure, separate bath, wash basin with vanity unit and WC.

**Outside** To the front of the property is a large block paved drive with parking for numerous vehicles. The driveway is bordered by shrub beds. There is side access to the rear garden which is mainly laid to lawn with a mature Oak tree. Steps also lead down to the garden from the sitting room.

**Post Code** PO30 5TY

**Tenure** Freehold

**Council Tax** Band TBC

**EPC** Rating B

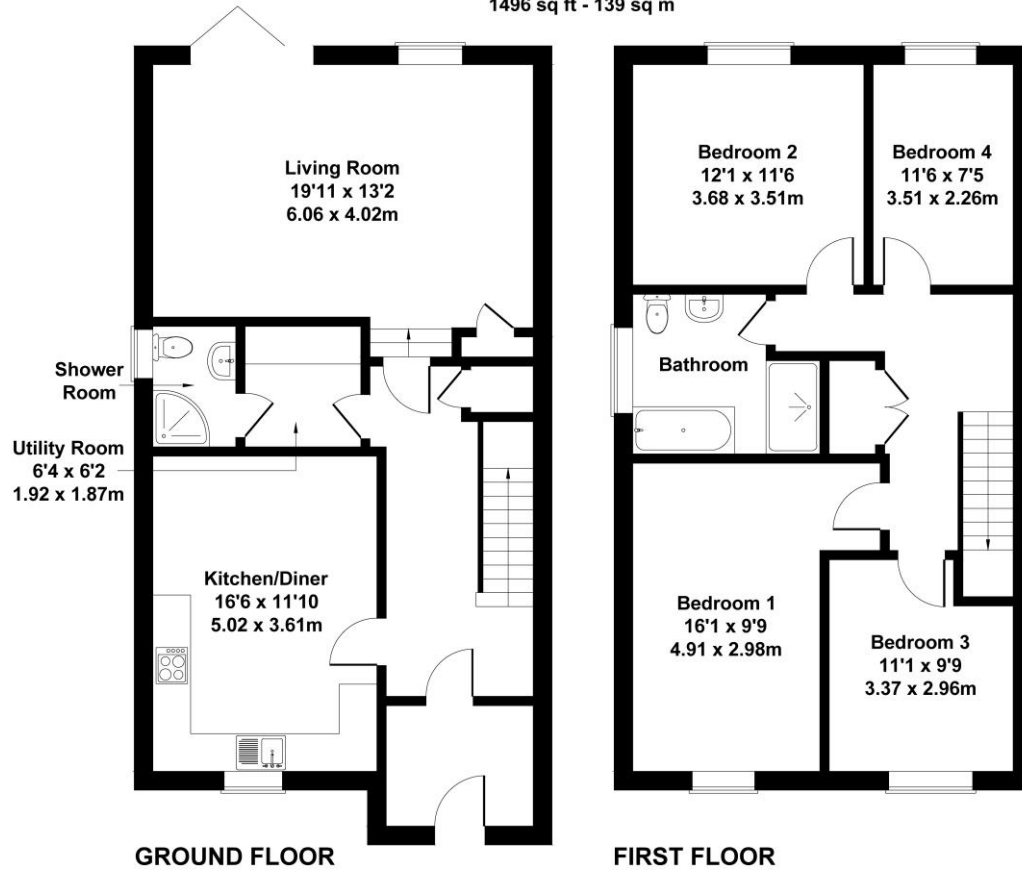
**Services** Mains electricity, gas, water and drainage. Gas fired central heating.

**Viewings** Strictly by prior appointment with the sole selling agents, Spence Willard.



# 23 Noke Common, Newport, PO30 5TY

Approximate Gross Internal Area  
1496 sq ft - 139 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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