



# 6, Machin Close

Newport, Isle of Wight PO30 5SQ



This fantastic home, located in a convenient position for schools and amenities, benefits from three bedrooms, modern open-plan living areas, a driveway and garage plus an enclosed garden to the rear.

- Two - bedroom semi-detached family home
- Gas central heating and double glazing throughout
- Private driveway parking and a garage
- Popular residential location close to local schools
- Prime location within easy reach of Newport town centre
- Extended ground floor with flexible layout
- Enclosed garden with patio and trees, and rear access
- Additional parking space in the communal car park
- Well positioned for travel links
- Offered for sale chain free and ready to move into

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

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Extended to create a well-presented and stylish family home with plenty of space, the property offers flexible living areas with an open plan feel. The modern kitchen is a highlight, and the side extension gives the additional space for a bedroom, dining room, snug or playroom. An abundance of glazing combines with generous room sizes and neutral décor throughout to create a light, bright home that has a welcoming ambience. Accommodation comprises an entrance hall with built-in utility space, a kitchen, a spacious living room, a dining room/bedroom and a conservatory on the ground floor, with two double bedrooms and a family bathroom on the first floor.

6 Machin Close 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 No 38 Southern Vectis bus route has a stop on the corner of Machin Close, with a connection to Newport Bus Station giving access to the wider public transport network.

### **Welcome to 6 Machin Close**

Situated at the end of this popular and quiet cul-de-sac, a driveway provides private parking and leads up to the smart façade of No 6. A part glazed UPVC front door leads into the entrance hall.

### **Entrance Hall**

The welcoming entrance hall, that also doubles as additional kitchen/utility space, is presented in a white scheme with a dark wood-laminate floor. A run of worktop has space beneath for appliances, and features a lime-green tiled splashback and glossy grey wall cabinets offering useful additional storage. The entrance hall is also home to the gas combination boiler, and there is a doorway to the kitchen, and a door to the living room.

### **Kitchen**

The light, bright kitchen features an array of base and wall cabinets, with modern gloss white doors, complemented with dark roll-edge worktops, striking lime green tiled splashbacks and dark wood-laminate flooring. There is a fitted extraction hood, with space beneath for an oven and grill, and a stainless-steel sink and drainer has a mixer tap and is set beneath a window looking out over the front aspect.

### **Living Room**

Spacious and light, the well-proportioned living room has fresh white walls with a brick patterned feature wall, and the dark wood-laminate flooring flows through from the hall. Double doors connect to the conservatory, a door leads to the dining room/bedroom three and a staircase leads to the first-floor.

### **Conservatory**

The conservatory is glazed on three sides, adding useful additional space and providing views over the garden and sundeck. French doors lead onto the sundeck, and the conservatory is finished with wood-laminate flooring and a brick pattern feature wall.

### **Dining Room**

A fabulous addition, which could be utilised as a ground-floor bedroom or would be equally suitable as a dining room, snug or playroom, the space is presented in a white scheme with light wood-laminate floor. A window looks over the sundeck and garden, and a glazed door further enhances the light, leading to the garden.

### **First-Floor Landing**

A smartly carpeted staircase leads up to the first-floor landing, which has white décor, and a door to the side aspect, with views over rooftops to the downs beyond. A door leads to a useful cupboard, a hatch provides access to the loft, and doors lead to both bedrooms and to the bathroom.

**Bedroom One**

The primary bedroom is a good-size, is presented in a contemporary soft grey tone over a grey carpet, and also features a large window to the rear aspect, with far reaching views.

**Bedroom Two**

Well proportioned, bedroom two is decorated in a similar scheme to bedroom one, has the added benefit of fitted wardrobes with mirror doors, and has a window to the front aspect.

**Family Bathroom**

The bathroom is fully tiled in stylish neutral tones, with feature glass mosaic tiles. A contemporary white suite comprises a full-size bath with a mixer tap and a shower over, a vanity basin with storage under, a mixer tap and a mirror cabinet over, and a sleek, concealed cistern WC. The bathroom also features a large chrome heated towel rail, and a window to the front aspect with patterned glass for privacy.

**Outside - Front**

The driveway provides plenty of parking and is enclosed on one side with fencing and to the other with mature hedging which further enhances privacy.

**Garage**

The timber garage is presented in a smart dark tone, with characterful doors and a lantern on the gable. Inside provides plenty of storage space, has been dry lined and features power sockets.

**Outside - Rear**

A sundeck wraps around the rear of the property, providing a wonderful outside seating and dining area. From the sundeck, there is a lawn complete with a beautifully mature tree. The garden is enclosed with fencing, and has access to a useful rear access path.

**Additional Parking Spaces**

In addition to the driveway, the property also benefits from two further parking spaces, located in the communal car park in the corner of the close.

6 Machin Close presents a fantastic opportunity to purchase a family home, set in an extremely convenient and popular location. An early viewing with the sole agent Susan Payne Property is highly recommended.

**Additional Details**

Tenure: Freehold

Council Tax Band: B (Approx £1939)

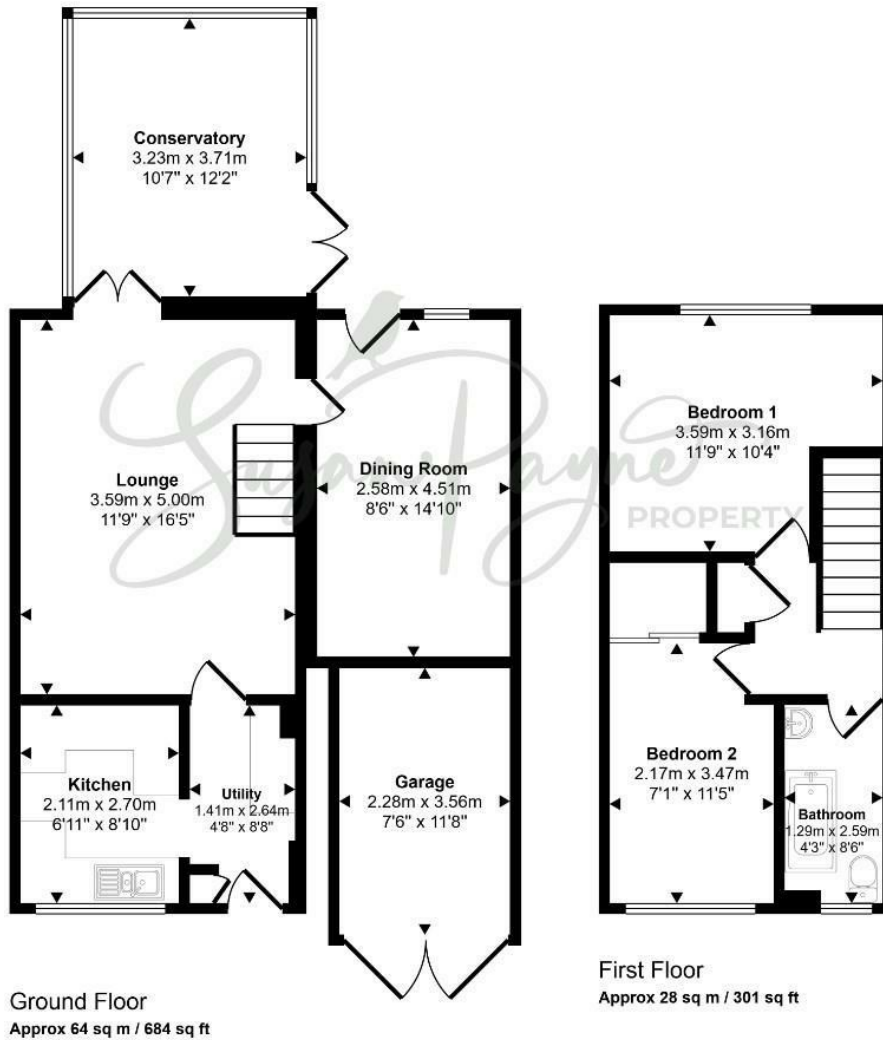
Services: Mains water, gas, electricity and drainage

Charges: There is a redundant tank beneath the driveway (from before the property was connected to mains gas) which currently attracts a service charge of approx £40/quarter

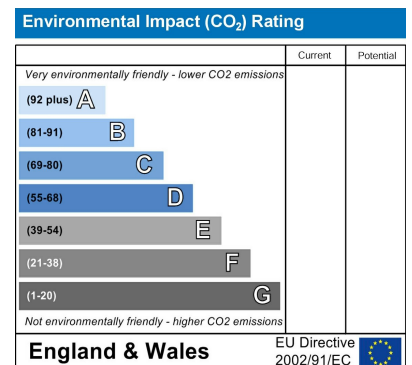
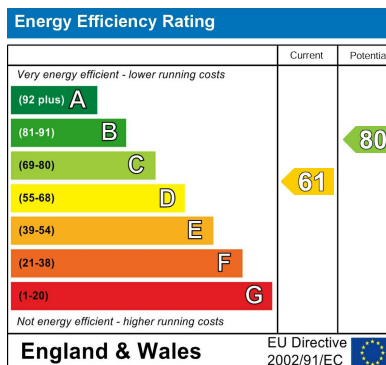
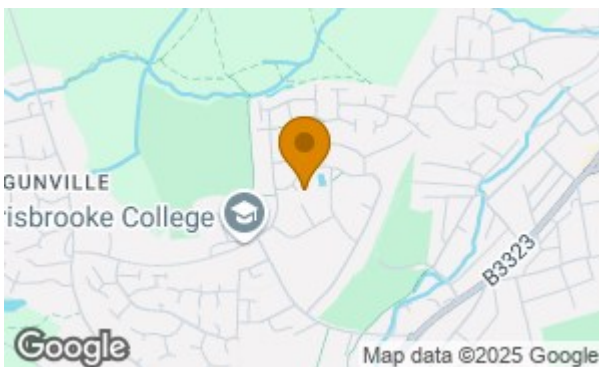




Approx Gross Internal Area  
91 sq m / 984 sq ft



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:

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