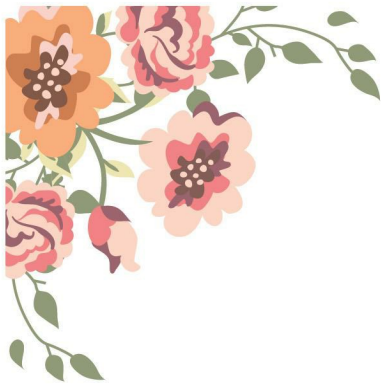




15, St. Johns Road

Newport, Isle of Wight PO30 1LN



A completely renovated, three-bedroom mid-terrace home in a convenient location, finished to an exceptional standard throughout perfectly blending period charm and contemporary design.

- Beautifully presented mid-terrace home
- Popular and convenient location
- Brand new kitchen, utility and bathroom
- Private parking for two and an enclosed rear garden
- Minutes from the amenities of Newport town centre
- Completely renovated and upgraded throughout
- Flowing layout with open plan kitchen and dining
- New central heating, electrics and freshly plastered
- Close to good local primary and secondary schools
- Offered for sale chain free

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

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Extensively renovated throughout by the current owners, 15 St Johns Road has been brought beautifully up to date with contemporary style and high quality, luxurious finishes, while retaining the characterful features of an original cottage. The addition of off-street parking for two cars to the rear of the property is an enviable feature, and other recent updates include a rewire, new gas central heating, damp proofing and freshly decorated throughout. The result is a welcoming and stylish home which benefits from the peace of mind of all upgrades being recently undertaken.

The property is just a short five-minute walk from Newport High Street which provides an array of 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. There is a good choice of schools close by at Primary and Secondary level, and all island bus services connect in Newport town centre linking to other major towns of the Island and intermediate villages. Being centrally located means you're never far from all the wonderful things that our beautiful Island has to offer, including the magnificent West Wight with its unspoilt beaches and rugged coastline.

The surprisingly spacious accommodation comprises a welcoming entrance hall, lounge, dining room, kitchen, utility and cloakroom on the ground floor, with a long landing leading to three bedrooms and a family bathroom on the first floor.

Welcome to 15 St Johns Road

A raised pavement sets the property back from popular St Johns Road, with a characterful red-brick front wall giving way to an immaculately presented front garden and on to the charming grey-brick façade. A new front door benefits from a lantern and glazed fanlight, and perfectly fits with the period style of the building, as does the Georgian style UPVC double-glazing.

Entrance Hall

extending to 11'10" (extending to 3.63m)

The quality of renovation is immediately apparent from the welcoming entrance hall, with fresh white décor which runs throughout the house. The hallway features a stunning ceramic tile floor in a heritage style, which are both attractive and hardwearing. The hallway has a part-glazed door to the dining room and is open plan to the lounge.

Lounge

11'5" max x 10'5" (3.49m max x 3.18m)

A well-proportioned room, with a window providing front garden views and a charming chimney breast, presented in lime-mortar with a brick surround and a slate hearth. The lounge features broad, original stripped pine floorboards which further enhance the character.

Dining Room

14'0" x 11'7" (4.28m x 3.54m)

Another good-size reception room, with the added benefit of an open plan layout connecting the kitchen to create a social, spacious heart of the home. The period stripped pine floorboards continue, and there is a chimney breast with a slate hearth. A part-glazed door provides access to the rear garden, and a staircase ascends to the first floor.

Kitchen

15'8" x 6'10" (4.80m x 2.10m)

The beautiful, brand-new kitchen is a fabulous mix of cabinets, finished in contemporary grey and complemented by a light marble effect laminate worktop, grey tile splashback and a neutral tiled floor. A stainless-steel sink and drainer has a mixer tap, and is set beneath a window to the side aspect which allows the sun to stream in. Integrated appliances include a high-level NEFF oven and grill, Bosch gas hob and a microwave, plus there is space to fit an integrated dishwasher. The kitchen is open plan to the utility space.



Utility

6'11" x 6'11" (2.12m x 2.11m)

Blending seamlessly with the kitchen, but separate enough to create a perfect utility space. The floor tiles continue from the kitchen, and there is a window to the side aspect, an L-shaped worktops with cabinets under, a tiled splashback and a stainless-steel sink with a swan neck mixer tap. The utility is home to the newly installed Glow-Worm combination boiler, and there is space for a washing machine and for an American Style fridge-freezer. A further small lobby has a coir matting floor and doors to the rear garden and to the cloakroom.

Cloakroom

Perfectly positioned, the cloakroom is tiled to dado height in fabulous soft green square tiles with fresh white grout. There is a dual-flush low-level WC, small window to the rear aspect and the cloakroom is finished with a tiled floor.

First Floor Landing

extending to 29'0" (extending to 8.84m)

From the dining room, carpeted stairs lead up to the first-floor landing. Continuing the character and fresh décor, the landing is finished with a plush grey carpet and has new oak doors giving access to all three bedrooms and the bathroom.

Bedroom One

14'2" x 11'7" (4.34m x 3.55m)

The primary bedroom is generously proportioned, and has a box-bay window, filling the room with natural light and with views to the front aspect and over the rooftops of neighbouring properties and to nearby St Johns Church. The bedroom has broad, stripped pine floorboards, and a useful built-in wardrobe with contrasting grey panel doors.

Bedroom Two

10'11" x 10'5" (3.33m x 3.19m)

With a lovely window overlooking the rear garden, bedroom two is light and bright, with a soft grey carpet and built-in double wardrobe also presented in grey.

Bedroom Three

9'8" x 6'10" (2.95m x 2.09m)

Another well-proportioned bedroom, with a large window providing views over the rear garden and far-reaching to the countryside beyond. The fresh white décor and grey carpet continue.

Family Bathroom

13'5" x 4'2" (4.10m x 1.28m)

Luxuriously appointed, the family bathroom has a large P-shaped bath with a shower over, a sleek glass screen and a contemporary blue tile splashback. There is a vanity basin with a mixer tap, tiled splashback and storage under, and a matching dual-flush low-level WC. The bathroom also benefits from a large window with frosted glass for privacy, an extractor, and is finished with luxury vinyl tile flooring in a modern wood finish.

Outside

To the front, the garden is presented in low-maintenance slate chips, enclosed by characterful brick walls and mature hedging, with a feature flagstone path and detailing. To the rear, the garden is a mix of borders and pathway, ready for a new owner to create a planting scheme to suit requirements. A small courtyard runs to the side of the kitchen and connects to the dining room. To the end of the garden, steps lead up to a slate-chipped parking area, suitable for two cars and accessed from Mount Pleasant Road. The parking area also provides a perfect spot for bin-storage. The garden is enclosed with fencing and has a secure gate between the garden and parking area.



15 St Johns Road represents a fabulous opportunity to purchase a completely renovated, character cottage, set in a most convenient and popular location. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: C

Services: Mains water, gas, electricity and drainage



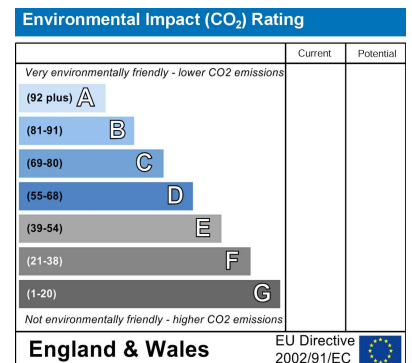
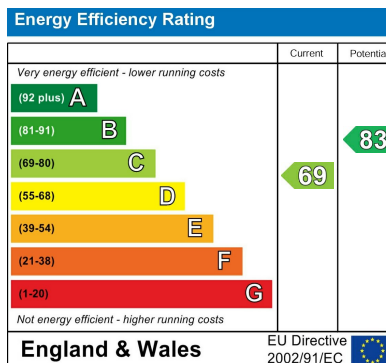
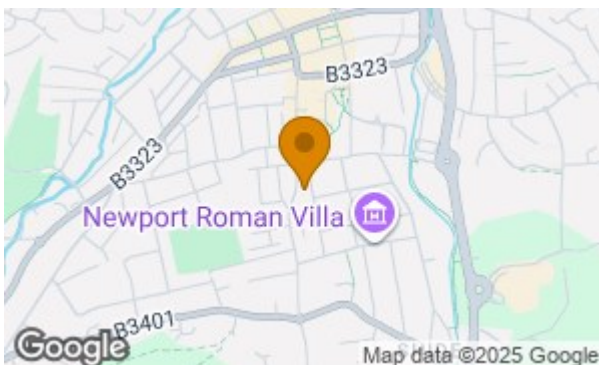
GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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