



*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE



# 28, Hinton Road

Newport, PO30 5QZ

**£300,000**  
FREEHOLD



Beautifully maintained two-bedroom detached bungalow with conservatory, generous rear garden, driveway parking and garage, set within a highly desirable and peaceful residential location.

- Spacious detached bungalow
- Beautifully maintained and updated over the years
- Modern kitchen-diner with adjoining utility
- Driveway parking and garage
- Convenient location for amenities, schools, and bus links
- Two well-proportioned bedrooms
- Naturally light interiors throughout
- Spacious, well-maintained rear garden
- Highly desirable residential setting
- 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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Beautifully maintained and thoughtfully arranged, this detached bungalow offers well-balanced accommodation designed for comfortable, single-level living. Light-filled interiors combine with a practical layout, while the generous rear garden provides a peaceful outdoor retreat. The property was renovated about 15 years ago and has since been maintained and updated over recent years. The neutral and well-maintained interiors provide the new owners with the opportunity to personalise this lovely home to their own requirements. The accommodation comprises an entrance hall leading to two double bedrooms, the lounge, a shower room, and the kitchen/breakfast room, which also leads through to the utility space. The conservatory is accessed from the lounge.

Positioned within a highly desirable residential area of Carisbrooke, 28 Hinton Road enjoys a peaceful yet convenient setting just a short distance from town centre amenities. The property sits on the fringes of Carisbrooke village, an area rich in character and history, with the iconic Carisbrooke Castle visible from the garden. Local amenities, schools, healthcare facilities and everyday shopping are easily accessible, while Newport town centre provides a broader range of shops, cafés and restaurants. Countryside walks and coastal routes are also within easy reach, offering an enviable balance between convenience and natural surroundings. Hinton Road is served by a regular local bus which stops in several places within Carisbrooke village and reaches its final stop at Newport Bus Station, at the centre of town.

### **Welcome to 28 Hinton Road**

Approached via a generous driveway providing ample parking, the bungalow enjoys an inviting first impression with its neat frontage and garage.

### **Porch**

The glazed porch offers a fantastic space to store coats and shoes.

### **Entrance Hall**

Centrally positioned, the entrance hall connects the principal rooms with a natural and intuitive flow. There is access to the loft space from here.

### **Lounge**

Flooded with natural light from dual-aspect windows and patio doors, the lounge offers generous proportions for both relaxation and entertaining. A feature fireplace creates an attractive focal point, while sliding doors open seamlessly into the conservatory, extending the living space during warmer months.

### **Conservatory**

Overlooking the rear garden, the conservatory provides a tranquil setting to enjoy the changing seasons. Glazed windows invite garden views inside, creating a bright and uplifting environment ideal for morning coffee or quiet reading.

### **Kitchen-Diner**

Thoughtfully arranged, the kitchen-diner balances functionality with everyday comfort with modern base and wall cabinets integrating appliances, including an electric oven, electric hobs with an extractor fan over, and an under-counter fridge and freezer. Boasting dual aspect windows to the rear and side, the kitchen also offers space for a dining room table and provides access to the utility space.

### **Utility Area**

Practical and well-positioned, the utility area provides additional workspace and benefits from space and plumbing for a washing machine and tumble dryer. There is access to the garden from here.

### **Bedroom One**

Peaceful and well-proportioned, the principal bedroom enjoys a window to the front aspect as well as built-in wardrobes and a storage cupboard. The double bedroom also offers space for freestanding furniture.



### **Bedroom Two**

Finished with neutral décor, this double bedroom features a window to the front aspect and offers ample space for freestanding bedroom furniture. The electrical consumer unit is located here.

### **Shower Room**

Finished in a fresh, contemporary style, the shower room features a walk-in shower enclosure, a vanity unit incorporating a hand basin, and a WC. An obscure glazed window to the side aspect fills the room with natural light and the space is finished with an extractor fan.

### **Garden**

The rear garden is a particular highlight, offering an expansive lawn bordered by established planting and mature trees and backing onto the recreational fields behind. The established garden enjoys a south-east facing position, which makes the most of the sunshine through most of the day. A paved terrace sits adjacent to the property, ideal for outdoor dining, while the enclosed boundaries enhance privacy. From the garden, charming views towards Carisbrooke Castle add a distinctive and appealing backdrop.

### **Parking & Garage**

A private driveway provides off-road parking for multiple vehicles and leads to the garage, offering secure storage or workshop potential.

Offering beautifully maintained interiors, flexible accommodation and a generous garden within a highly desirable setting, 28 Hinton Road presents an exceptional opportunity for those seeking a spacious bungalow within a convenient location. A viewing is highly recommended with the sole agents, Susan Payne Property.

### **Additional Details**

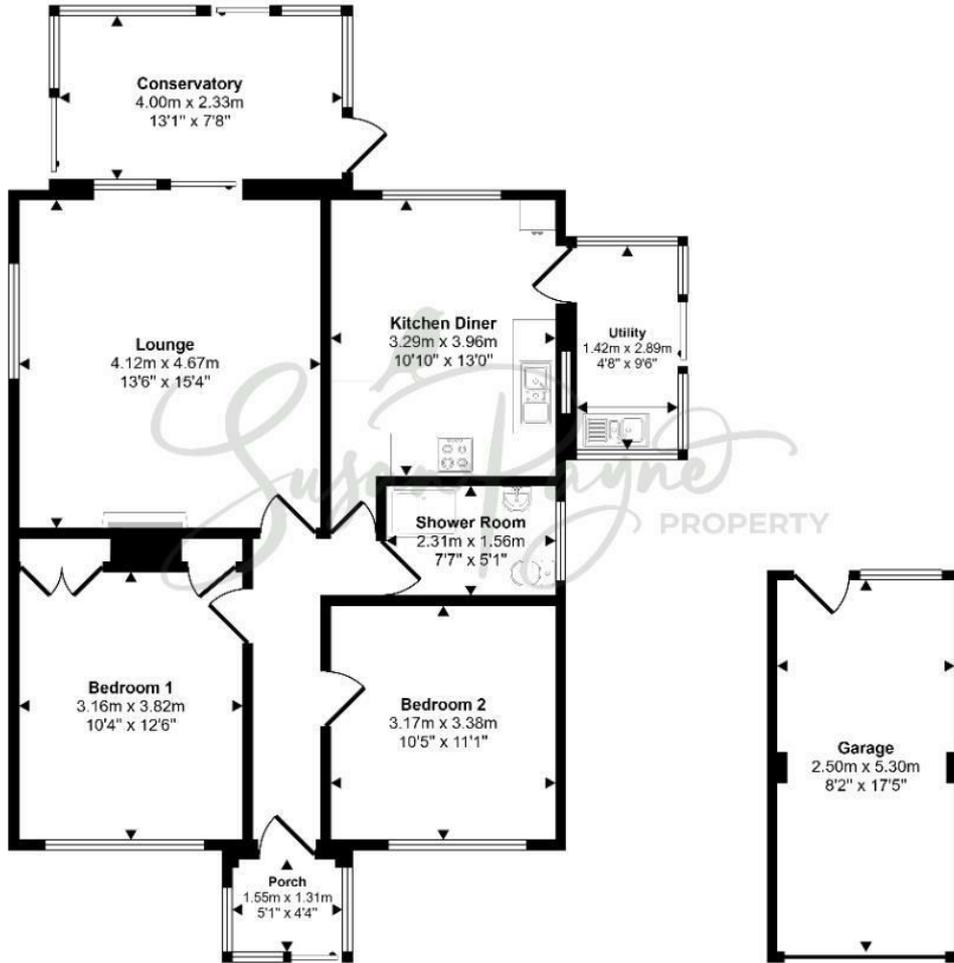
Tenure: Freehold

Council Tax Band: D (approx. £2,467.27 pa – Isle of Wight Council 2025/2026)

Services: Mains water, gas, drainage, and electricity



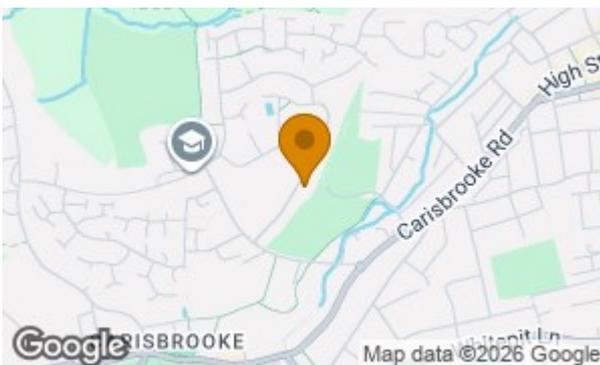
Approx Gross Internal Area  
101 sq m / 1085 sq ft



**Floorplan**  
Approx 88 sq m / 942 sq ft

**Garage**  
Approx 13 sq m / 143 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		69	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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