



PROUDLY PRESENT FOR SALE

47, Gunville Road

Newport, Isle of Wight PO30 5LB



£310,000
FREEHOLD



This beautiful detached period property has been fully renovated and is immaculately presented offering stylish three-bedroom accommodation with an extensive rear garden and bags of character, located in a most convenient location.

- Characterful double fronted Victorian detached house
- Beautifully finished throughout
- Integral large workshop areas
- Two large timber cabins in the garden
- Traditional period fireplaces
- Three good sized bedrooms
- Contemporary kitchen and combined family living space
- Fabulous long sunny gardens with outside sheds
- Charming original features with stylish modern décor
- 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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This delightful period brick-built home has been fully renovated to an extremely high standard throughout and offers the perfect blend of character and charm combined with all the style and convenience of modern living. With a fabulous fitted kitchen, complete with appliances including a double Rangemaster oven, a large American style fridge freezer and an integrated dishwasher, 47 Gunville Road also benefits from a Worcester Bosch boiler; all of which were installed within the last few years. The property still retains original character features such as panelled doors and cast iron fireplaces, all combined with stylish decoration and high-quality finishes throughout. Outside, a sunny south-facing rear garden provides approximately 300 foot of delightful outside space to enjoy and even features two substantial timber cabins built to a high standard. Additionally, this spacious plot provides the potential to expand the accommodation and previously had planning permission granted in September 2018 for a two-storey extension to the rear which would provide a sizeable addition to the kitchen and living area, and an extra bedroom on the first-floor level.

Located in an elevated position just North of the historic village of Carisbrooke and its famous castle, 47 Gunville road is well placed to take advantage of the shops and restaurant in the village as well as being just a stones throw from a local supermarket. The principal town of Newport with its extensive amenities and range of shops and cultural activities is also just a few minutes drive away and there are also a variety of rural walks to be enjoyed in the area. The house is also perfectly positioned to easily access other parts of the Island, including the beautiful West Wight.

Accommodation comprises a welcoming lobby, a spacious lounge with a bay window, a stylish modern kitchen and dining space combined to create a fabulous space for modern living. There is a light and sunny lobby with a storage area, a downstairs cloakroom and an integral door leads directly to a large workshop area. Upstairs are three good-sized bedrooms, all independently accessed with a wonderful family bathroom.

Welcome to 47 Gunville Road

A pretty green painted iron gate opens to a path leading through an abundance of established shrubs and flowers to the double-glazed white front door of the property. With lawns to each side, there are paths leading round to the side and a side gate provides access and privacy to the rear garden.

Lobby

The welcoming lobby provides an accurate glimpse of the character and high-quality finishes of the property with tasteful decoration and new carpets which flow up the stairs to the first floor landing. Original panelled cottage doors, painted a fresh white lead to the lounge and kitchen/dining room respectively.

Lounge

13'11 x 10'10 max (4.24m x 3.30m max)

Beautifully presented in a contemporary style which fuses perfectly with the character features in the room, this spacious lounge boasts bay windows to the front which look out to the pretty front gardens, as well as a fabulous fireplace with a smart black tiled hearth and an attractive timber mantle, perfect for housing a wood-burning stove. Freshly decorated in stylish neutral shades, there are also feature wallpapered areas on either side of the chimney breast, which also enjoy wall lights that complement the geometric patterns. With a coordinating central pendant light, the lounge also boasts original picture rails and new carpets in a grey tone that feature throughout the property. There is also a radiator in the room.



Kitchen-Diner

extending to 23'08 (extending to 7.21m)

Dining Space: 12'2 X 10'10

This fabulous contemporary living space extends to a maximum 23' 8 providing a wealth of space for modern family living. With windows to each end providing lots of natural light, the dining/ living space has a central pendant light with a fireplace which has a black tiled hearth with a timber mantle above, providing a wonderful spot to install a log-burning stove. Decorated in warm, neutral colours, this space also enjoys stylish feature wallpaper with a contemporary geometric design on either side of the chimney breast. With original picture rails and a radiator, the under stairs area is cleverly open to provide a very useful shelving and storage area and an attractive wood-style laminate flooring runs across the space giving way to a luxury vinyl that signals the start of the kitchen area.

Kitchen: 11'0 x 10'10

Installed within the last few years, the kitchen has a range of luxurious fitted cabinetry combining a stylish fusion of grey base units with tall cream wall cupboards above, all complete with contemporary long chrome handles. With a modern central pendant light, there are fabulous solid wood countertops and a gorgeous grey mosaic-style splashback. The kitchen also boasts a stylish black American style fridge/freezer, a Rangemaster double electric oven with gas hob above as well as a stainless steel and glass cooker hood with a concealed extractor fan and lighting. A window looks out to the gorgeous rear garden of the property and has a 1.5 bowl sink with drainer and chrome mixer tap above along with a handily positioned integrated dishwasher to the side.

Lobby Area

A door from the kitchen leads to a bright and sunny lobby area with contemporary vinyl flooring, and midway painted wall panelling with windows above to the side aspect. This area has a large storage cupboard with useful shelving and leads to a cloakroom and workshop. Also located here is a partially glazed door providing access to the rear garden.

Downstairs Cloakroom

A partially glazed door reveals a very useful downstairs cloakroom with a stylish vinyl floor and part wood wall panelling with matching white-painted walls above. With a central pendant light, there is a feature Victorian style toilet with an original high-level cistern and a rectangular white hand basin with a white tiled splashback and chrome mixer tap.

Integral Workshop:

Inner Area: 12'8 X 10'9

Outer Area: 13'8 X 10'11 (Reduced head height)

A door from the lobby leads into the very useful integral workshop space. Both areas benefit from a range of wood style base units with black countertops and long chrome handles. There is plenty of natural light from the windows in both areas and there is also plumbing for a washing machine located in the inner workshop. The flooring here is carpet tiles ideally suited for durability.

First Floor Landing

Freshly painted, with a midway white painted handrail separating the tasteful colour scheme on the stairs, the first-floor landing has fresh new carpets in a striped design and has a loft hatch. All three bedrooms and a family bathroom lead off from the landing.

Bedroom One

12' 2 x 10' 10 (3.66m 0.61m x 3.05m 3.05m)

This well proportioned double bedroom has a central pendant light with crisp, tasteful décor and complimenting feature wallpaper to two walls. With a delightful original cast iron fireplace and tiled hearth, there is a built-in wardrobe to the side of the chimney breast and a double-glazed window looking out to the front of the property with a radiator underneath. Beautifully presented, this lovely room benefits from new speckled-grey carpeting which features in all the upstairs bedrooms.



Bedroom Two

12'0 x 10' 11 (3.66m 0.00m x 3.05m 3.35m)

Decorated in a tasteful grey with complimenting white paintwork and two feature wallpapered walls, this stylish double bedroom also boasts a cast iron fireplace a mantle above and a built-in wardrobe to the side with stylish mirrored sliding doors. With a central pendant light and double-glazed window to the front aspect with a radiator beneath, this bedroom also benefits from a further large storage cupboard with useful shelving.

Bedroom Three

11'1 x 7' 11 (3.38m x 2.13m 3.35m)

With lovely fresh decoration, this bedroom has a central pendant light and double-glazed window looking out to the leafy rear garden with a radiator underneath. This bedroom also benefits from built-in cupboards which house the gas-combination boiler.

Family Bathroom

Fully tiled, this well-presented bathroom has an attractive feature strip above the white bath which has a Mira shower unit to one end with a chrome slider bar and a contemporary waterfall-effect tap. There is a large window to the side aspect affording lots of natural light which has obscured glass for privacy and a radiator underneath. With a white dual flush w.c positioned beneath a mirrored wall cabinet, the room has a coordinating tiled floor and there is a white contemporary style pedestal hand basin also featuring a waterfall-effect chrome mixer tap. Also located here is a round flush light fitting on the ceiling and an attractive mirror above the hand basin.

Outside

The outside of 47 Gunville Road is an absolute treat and the approximate 300 foot south-facing rear garden in particular provides amazing delights as you venture its considerable length. From the rear of the property there is a hardstanding area and a pretty brick path leads past a useful storage area for bins and on past edged flowerbeds bursting with shrubs and flowers to a further lawned area with borders and trellis work. The garden continues to reveal another lawned area which houses a fabulous cabin measuring an impressive 17'1 x 12'6 and built locally to a high standard in 2019. The cabin features double glazed doors as well as two full-length double-glazed windows and is painted in a subtle duck egg blue. Featuring garden trellis work and pretty seating areas there is also a substantial garden shed as well as a further identical second cabin, which boasts steps and a good-sized decking area to the front as well as a wood flooring inside. This cabin has identical proportions. The top of the garden enjoys a wonderful peaceful wild garden.

This most impressive family home offers fantastic accommodation both inside and out and as it has been renovated to such a wonderful standard throughout, is simply ready to move into and enjoy. An early viewing is highly recommended through the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

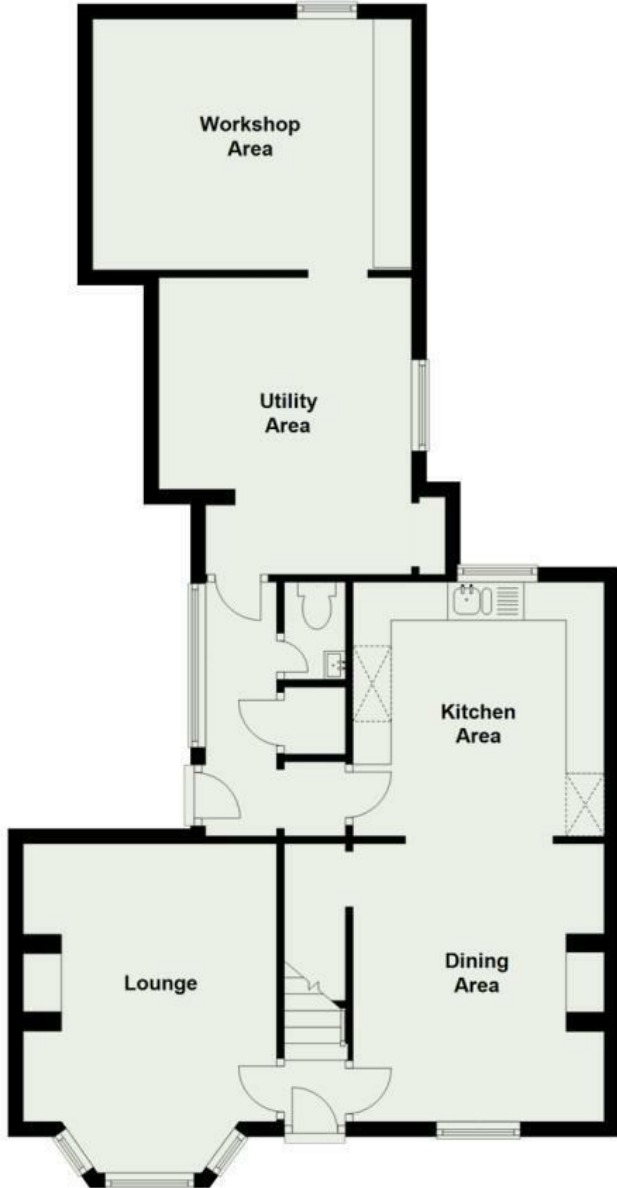
Council Tax Band: D

Services: Mains Water and Drainage, Electricity and Gas Central Heating.



Ground Floor

Approx. 74.2 sq. metres (798.4 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	47	75
England & Wales	EU Directive 2002/91/EC	

Agent Notes:

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