



Offers Over £575,000

10 Nodgham Lane, Carisbrooke, Isle of Wight, PO30 1NY





Set in an elevated position in the charming village of Carisbrooke, this splendid detached house on Nodgham Lane presents an exceptional opportunity for families seeking a perfect home. With four spacious bedrooms and three well-appointed bathrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The spacious kitchen completes this stunning home.

One of the standout features of this home is its generous garden, which is perfect for families to enjoy outdoor activities and create lasting memories. The property also boasts a double garage and parking for up to seven vehicles, ensuring convenience for residents and visitors alike.

The location is particularly desirable, as it offers stunning views of Carisbrooke Castle and the surrounding countryside, providing a picturesque backdrop to daily life. Additionally, the property is conveniently situated close to schools catering to all ages, making it an excellent choice for families with children.

In summary, this delightful family home combines spacious living with a prime location, making it a rare find in the sought-after village of Carisbrooke. Whether you are looking to settle down or invest in a property that offers both comfort and convenience, this house is sure to meet your needs.

The home is a 10-15 minute walk from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. The historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.



Hallway

Lounge 18'0" x 12'2"

Kitchen/ Diner 12'1" x 10'11" plus 9'4" x 8'9"

Dining Room 11'10" x 11'6"

Shower Room

Study 9'4" x 8'5"

Cloakroom wc

First Floor - Landing

Bedroom 1 12'5" x 11'8"

Bathroom

Bedroom 2

Bedroom 3 11'0" x 9'0"

Bedroom 4 12'4" x 12'1"

Cloakroom

Outside

Externally, the property boasts stunning gardens, predominantly located to the front of the home to make the most of the beautiful views. The elevated deck extends across the front of the property and leads down to well-maintained lawned garden which is ideal for children to play. The garden is bordered by mature shrubs and trees.

Parking

There is driveway parking for multiple vehicles.

Double Garage 18'1" x 16'6"

Tenure

Freehold

Council Tax

Band F

Services

Mains water, drainage, gas, electric

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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