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wright  
estate agency



**£465,000**

131 Castle Road, Newport, Isle Of Wight, PO30 1DP









Nestled in the desirable area of Castle Road, Newport presents an exceptional opportunity for families seeking a spacious and comfortable home. This impressive six bedroom semi-detached house boasts ample room for family living, making it an ideal choice for those who value space and convenience.

The property is conveniently located near schools catering to all ages, ensuring that educational needs are easily met. Families will appreciate the proximity to local amenities, parks, and recreational facilities, enhancing the overall lifestyle offered by this charming neighbourhood.

With parking available for up to four cars, you will never have to worry about finding a space for your vehicles. The generous driveway provides easy access and convenience for both residents and guests alike.

The good-sized garden is perfect for outdoor activities, whether it be for children to play, hosting summer barbecues, or simply enjoying a quiet moment in nature. This outdoor space adds to the overall appeal of the property, providing a private retreat for relaxation and enjoyment.



Inside, the house is very spacious throughout but requires slight modernisation, offering a flexible layout that can accommodate the needs of a growing family. Each room is designed to maximise comfort and functionality, ensuring that every member of the household has their own space to thrive. Briefly the accommodation comprises six bedrooms, two reception rooms, large kitchen/ diner, two bathrooms and cloakroom wc.

In summary, Castle Road is a large family home that combines convenience, space, and a welcoming atmosphere. This property is not to be missed for those looking to settle in a vibrant community with excellent educational facilities nearby.



Hallway	
Lounge	15'9" x 12'8"
Dining Room	14'10" x 14'4"
Cloakroom wc	5'0" x 4'1"
Kitchen	16'11" x 10'2"
Dining Area	11'10" x 10'6"
First Floor - Landing	
Bedroom 1	16'9" x 15'5"
Bedroom 2	14'11" x 13'10"
En-Suite	7'11" x 4'1"
Bathroom/ Shower Room	10'7" x 6'5"
Bedroom 3	11'10" x 10'7"
Bedroom 4	10'11" x 6'6"
Second Floor	
Bedroom 5	14'6" x 13'0"
Bedroom 6	12'0" x 10'6"
Outside	
The front garden has mature tress and shrubs and gated access to the rear. The rear garden is mainly laid to lawn with patio area, shrubs and side patio.	
Parking	
To the front of the property there is a driveway which provides off road parking for four cars, ideal for a growing family.	
Council Tax	
Band E	
Tenure	
Freehold	
Services	
Mains drainage, water, gas and electric	

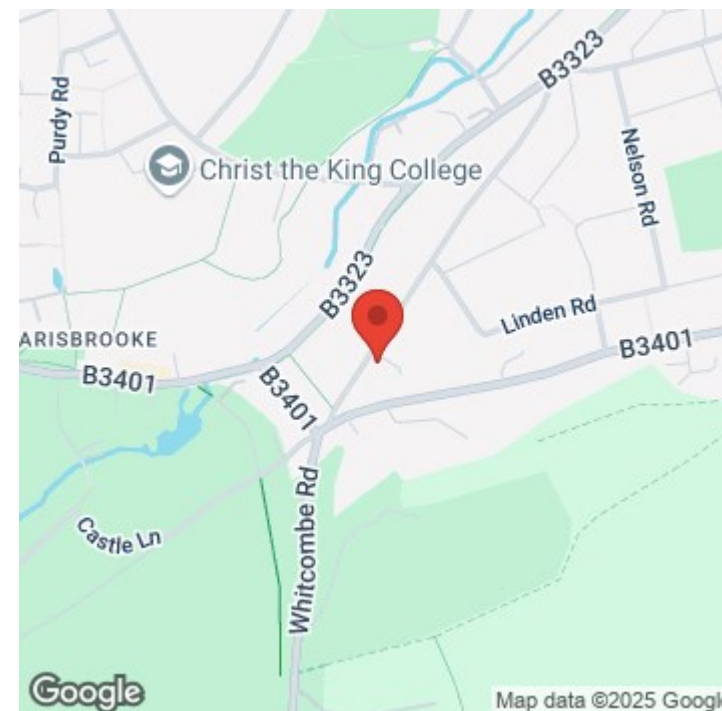
**Agents Notes**  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA : 1751 sq.ft. (162.6 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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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>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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