



- Charming Character Cottage
- Beautiful Countryside Views
- Ideal Family Home

- 3 Bedrooms
- Close to Village Amenities
- Some Updating Required

- Open-Plan Lounge/Diner + Study
- CHAIN FREE
- Viewings Welcome

Wyncroft Newport Road, Niton, PO38 2DH

**£285,000**

Located in the charming village of Niton, this delightful semi-detached house presents an excellent opportunity for those seeking a new home in a tranquil setting. The roadside property is offered CHAIN FREE, allowing for a smooth and efficient purchase process.

Upon entering, you will find two inviting lounge/dining room, perfect for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The natural light that floods these rooms creates a warm and welcoming atmosphere.

The house boasts three well-proportioned bedrooms plus a study on the ground floor, providing ample space for a growing family with the option for a home office.

This property is ideally situated in Niton, a picturesque village known for its community spirit and beautiful surroundings. With local amenities within easy reach, you will enjoy the perfect blend of rural charm and modern convenience.



## Accommodation

### Conservatory

14'9 x 8'4 (4.50m x 2.54m)

### Lounge/Dining Room

23'1 x 11' (7.04m x 3.35m)

### Kitchen

11'4 x 7' (3.45m x 2.13m)

### Rear Lobby

### Cloakroom

### Inner Hallway

### Study

10'4 x 8'2 (3.15m x 2.49m)

### First Floor Landing

### Bedroom 1

13'9 x 10'8 (4.19m x 3.25m)

### Bedroom 2

11' x 8'10 (3.35m x 2.69m)

### Bedroom 3

10'5 x 8'2 (3.18m x 2.49m)

### Attic Room

11'2 x 10'7 (3.40m x 3.23m)

### Outside

To the front of the property the garden is laid mainly to lawn with lovely views of the surrounding countryside. Gated access leads to the side garden, which is paved for ease of maintenance. There is on-street parking available close by.



**Services**

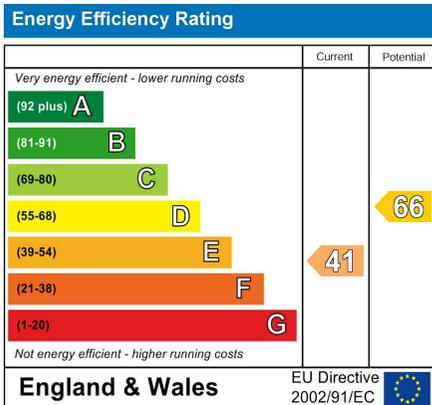
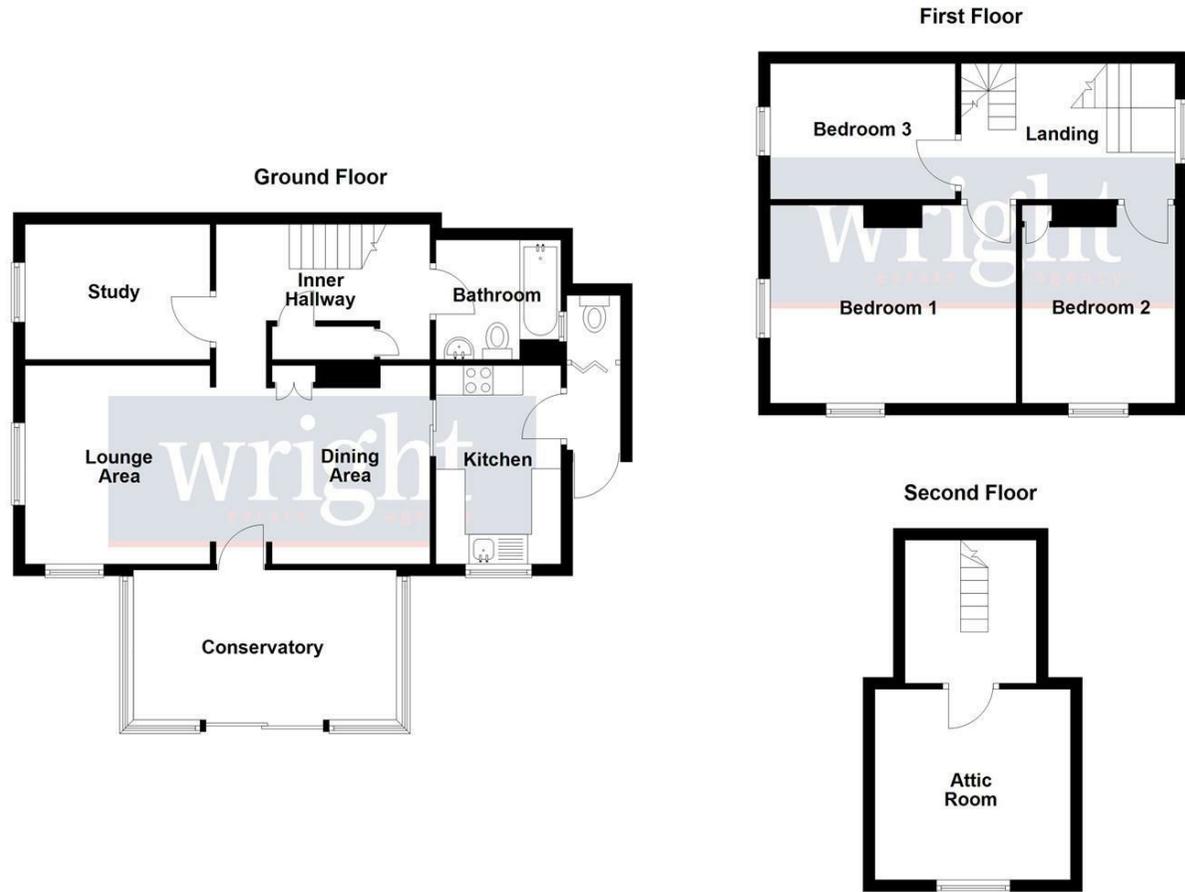
Unconfirmed: electric, telephone, mains water and drainage.

**Council Tax**

Band C - Please contact The Isle of Wight Council on 01983 823901

**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.



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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

---

**Viewing:**      Date .....      Time .....