



118 Medina Avenue, Newport
£398,000

 **Megan Baker**
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This handsome semi detached home has been extended to provide fabulously flexible family accommodation, in a great location. With access to the local schools and town centre, as well as the cycle path through to Arreton, it has been stylishly decorated throughout by the current owners to create an extremely appealing and welcoming home. The ground floor accommodation provides a chic shower room; beautiful sitting room at the front of the home with a handsome woodburning stove; a fabulous family kitchen/dining room with plenty of space for a table; doors opening out to the garden and a cosy sitting nook to one end. There are three bedrooms and family bathroom on the first floor, as well as a fourth bedroom on the second floor. The home also benefits from a separate annexe to the side which can interlink with the main house, or be locked off. It has it's own separate entrance; cleverly created shower room and then living/sleeping and kitchen area with doors to a little patio garden.

This gives a great bonus of either an AirBnB; guest annexe or independence for a family member. The home has parking to the front and a very lovely, large rear garden with structured and colourful planting within raised beds, sheltered seating areas and a large lawn.

All-in-all, this is a well balanced and hugely appealing home in a great position for all the local amenities. Freehold. Council Tax Band - House -D Annexe - A. EPC C- 72

Steps up to a stylish UPVC door to:

Entrance Hallway:

With wooden floors, a welcoming entrance to the home in dove grey decor with stairs to first floor and storage cupboards under. Inset spotlights and wooden doors to:

Sitting Room:

14'3" max x 12'0" max (4.36m max x 3.66m max)

A gorgeous room presented in a combination of contrasting and complementing colours of deep green; pale grey and mustard yellow papered accents. A wooden surround frames the handsome inset woodburning stove, with a rustic brick insert and tiled hearth. Square bay window to front.

Shower Room:

11'0" max x 4'7" max (3.37m max x 1.41m max)

In hessian decor with smart tile effect lino flooring and fitted with a sleek white WC; wash hand basin and large walk-in shower enclosure to one end with rainfall head and separate spray. Inset downlights.

Kitchen/Dining/Family Room:

24'6" max x 14'7" max (7.47m max x 4.45m max)

Set to the rear of the home with a link to the garden via UPVC

double glazed french doors, this glorious, open plan family room combines the kitchen and dining areas, as well as a separate snug/sitting space to one end. Large, vaulted glass lanterns allow light to flood into the room, giving a bright and airy feel. The kitchen part of the room is fitted with glossy taupe and white fronted units with a chunky work surface over. There is space for a fridge/freezer and integrated appliances include the under counter double oven; induction hob with extractor hood over and slimline dishwasher. A large central island provides additional storage, as well as creating a super breakfast bar which naturally divides the kitchen and dining spaces.

The room is decorated in white with a striking concorde blue accent to one wall, and has plenty of space for a family dining table.

Set to the back of the room is the snug, decorated in with pretty blue and silver papered accents. There is also a lockable door link to the Annexe.

Turning Staircase to the:

First Floor Landing:

With doors to all rooms and staircase to the top floor.





Bedroom One:

12'3" x 10'9" (3.75m x 3.30m)

A pretty double bedroom, in mustard yellow colours with a delicate papered accent to two walls. Built in wardrobes and window to rear.

Bedroom Three:

10'10" max x 10'7" (3.31m max x 3.23m)

Another bright double bedroom, in a blue colour palette with UPVC double glazed front bay window, providing a super leafy outlook to the Downs. Built in wardrobe.

Bedroom Four:

8'5" x 5'11" + recess (2.58m x 1.82m + recess)

In sunny yellow decor, a single bedroom or study with window to rear.

Bathroom:

7'4" max x 5'10" max (2.26m max x 1.80m max)

A smart family bathroom, with stylish glossy oak effect flooring, fitted with a chic white suite of vanity wash hand basin; WC and bath with rainfall shower head and separate spray. Fully tiled in white, with dark cream mosaic decals. Opaque front window.

Stairs to:

Bedroom Two:

13'1" max x 11'10" max (4m max x 3.63m max)

A super, light double bedroom created in the loft space, with gently sloped ceilings and velux rear window. Decorated in a lilac and yellow colour scheme, the room has the additional bonus of eave storage.

Parking:

To the front of the home is a smart driveway, providing parking for two cars. To one side of the home is the:

Separate front entrance door to:

Annexe Entrance Area:

5'1" x 4'6" (1.55m x 1.38m)

A pretty entrance to the annexe, with window to side; opening to the main living/sleeping area and folding door to:

Annexe Shower Room:

8'3" max x 2'5" max (2.52m max x 0.76m max)

A bijou and cleverly created area, with tiled floor and white decor. Fitted with WC; wall mounted wash hand basin and separate shower area.

Annexe Living Area:

22'11" max x 7'9" max (6.99m max x 2.38m max)

This super space combines living/sleeping and kitchen spaces - providing flexibility of use as a studio; guest annexe or AirBnB, with velux skylights letting light flood in. The end of the room has a fitted kitchen area with stainless steel sink unit and spaces for appliances. French doors to the end open to the:

Annexe Courtyard Patio:

An enclosed and private area, laid to patio with space for a breakfast table and chairs.

Garden Utility Room:

6'2" max x 3'8" max (1.89m max x 1.12m max)

Externally accessed from the rear garden, a handy utility room with space and plumbing for the washing machine and outside tap.

Rear Garden:

This gorgeous, sunny and large rear garden is arranged over different levels, effectively creating a series of interlinking rooms. The lower patio spills from the french doors and is surrounded by richly planted raised beds to one side and a two tier man-made pond to the other. Smart steps wind through the raised beds to an upper patio, secluded by attractive shrubs and planting. Beyond this is a good sized lawned garden with an area to the end - perfect as a working garden - with shed. An ideal spot for vegetable plots.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



TOTAL FLOOR AREA: 1680 sq.ft. (156.1 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) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Arrange a viewing

Love this property and want to see more?

Call us on **01983 280555**

Email: hello@meganbakerestateagents.com

Pop in for a chat

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