



12 Lugley Street, Newport
£280,000

 **Megan Baker**
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This handsome period Grade II listed house, believed to date back to 1830, has been extensively and sympathetically improved by the current owners. With gas central heating and beautiful bespoke hardwood windows (including sashes to the front), the home offers spacious and appealing living spaces. The ground floor comprises entrance hallway, sitting room (which could double as a fourth bedroom or great space to work from home); spacious dining room which has a pretty cream multi fuel burner as the focal point and a large modern fitted kitchen which has a comprehensive range of integrated appliances. On the first floor lies the elegant lounge (or bedroom) with its large front-facing sash window and period styled fireplace with real flame gas fire; a single bedroom which would double as a great home office and stylish wet room styled shower room with its luxurious walk-in glass-screened shower area. The second floor houses two large double/twin bedrooms with beautiful oak floors and a good range of fitted wardrobes. Double doors (including a stable door) lead out from the kitchen into the very pretty and sunny rear garden. Walled in stone and brick, this attractive area has a useful wood store, workshop with power and light and a fabulous summer house - a brilliant socialising space which even has an integrated bar! With its historic town centre positioning, large and flexible living areas and pretty garden, the property would suit a wide variety of potential buyers.

Smart dark blue wooden front entrance door to...

LOBBY:

Glazed panel looking into sitting room, multi paned door and oak flooring running through into the...

HALLWAY:

Stairs to first floor, glazed door to dining room and oak door to...

SITTING ROOM:

12'0" x 11'11" (3.66 x 3.64)

A pretty lounge area with window to front and feature fire surround.

DINING ROOM:

15'11" x 10'9" (4.87 x 3.30)

Making a super family gathering area with plenty

of space for both sitting and dining. The focal point of the room is the handsome cream multi fuel stove which is set in a simple oak surround which complements the oak flooring. The room leads open plan through a wide archway into the...

KITCHEN:

13'11" x 11'5" (4.25 x 3.48)

A large, beautifully fitted area with a chic range of solid oak units with complementing work surfaces and stone tiled splash backs. Features include wide pan drawers and glazed illuminated display cabinets. Integrated fridge/freezer, dishwasher, washing machine and tumble dryer. Stainless steel gas 5 burner hob with double electric oven under, glass splashback and extractor canopy. Wall mounted Worcester gas





fired boiler. Double doors (one being a stable door) link into the garden.

FIRST FLOOR LANDING:

Stairs to second floor and doors to...

LOUNGE/BEDROOM THREE:

15'8" x 12'7" (4.79 x 3.84)

A good sized first floor reception room which could easily be used as a further large double bedroom. Window to front and living flame gas fire set in a decorative surround.



BEDROOM FOUR:

8'8" x 8'7" (2.66 x 2.63)

A bright room with window looking to the garden.

SHOWER ROOM:

8'7" x 6'7" (2.64 x 2.01)

Stylishly fitted as a wet room with glass screen walk in shower, wide wash hand basin set in vanity unit and WC. Period styled radiator/heated towel rail and shelved storage. Opaque rear window and chic fully tiled walls.

SECOND FLOOR LANDING:

With doors to...

BEDROOM ONE:

15'8" x 12'7" (4.80 x 3.85)

A large double bedroom with an extensive range of wardrobes. Window to front and oak flooring.

BEDROOM TWO:

15'10" x 11'0" (4.83m x 3.36m)

Another super sized double bedroom with oak flooring, access to loft, access to over stairs cupboard and window looking over the garden.



GARDEN:

The house has a very pretty stone and brick walled garden to the rear which has areas of paved patio and lawn with planted borders. There is a useful shed/workshop with power (3.06 x 2.4). A archway with climbing plants covering leads towards a further patio area and the large...

SUMMER HOUSE:

12'3" x 9'8" (3.75 x 2.95)

A fabulous area creating a great entertaining space. Power, light and even a bar! A decked veranda lies to the front.

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.

PARKING IN AREA:

Up to two resident's parking permits are available to allow parking on Lugley Street. These currently cost £72pa for the first car, £100pa for the second. Resident's permit parking is also available in Sea Street car park at £199pa currently.

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



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Love this property and want to see more?

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Pop in for a chat

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