



60 Clarence Road, Newport
£248,000



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Elegant, classy and deceptively spacious are the words that I would use to describe this gorgeous home. It is tastefully decorated throughout and offers beautifully appointed accommodation. The home is located with great access to the town centre and the local schools, in a pleasant and popular residential road with on street residents parking. The entrance level has a fabulous open plan living/dining area, with a cleverly created understairs study and storage space. The chic kitchen is compact, but thoughtfully designed and there is the bonus of a separate utility/WC to the rear. There are two double bedrooms on the first floor, which are serviced by a sleek bathroom, which has a deep bath and separate walk-in shower enclosure.

The garden is tiered and provides a stylish lower level patio, with composite decked steps up to a further smartly decked garden area. There is also the additional benefit of pedestrian rear access.

This is an utterly perfect, gem of a first home, for someone looking to walk in and just enjoy.

Steps up to:

Smart painted wooden entrance door to:

Living Room:

23'5" max x 12'11" max (7.14m max x 3.94m max)

An elegantly styled, open plan living area which seamlessly incorporates the sitting and dining spaces, which are interlinked by a wide arched opening. The sitting area is focused to the front of the home with window and built in storage to either side of the chimney breast, which will accommodate a woodburning stove. The dining area is set to the rear where there is attractive panelling to half height on one of the walls. The

understairs recess has been cleverly designed to create storage and a study space, tucked neatly out of the way. Stairs lead off to the first floor and there is a rear window. Step up and door to:

Kitchen:

8'7" max x 7'6" max (2.64m max x 2.29m max)

A thoughtfully and carefully designed space, fitted with a good range of taupe froned units, topped by a slim, pale worktop which incorporates an inset stainless steel sink, set below the side window. Integrated under counter oven; hob and extractor hood as well as integrated larder fridge/freezer. Space for slimline dishwasher; external door to garden and sliding door at the end to the:





Utility/WC:

7'6" max x 7'4" max (2.29m max x 2.24m max)

A well designed area which provides a WC and vanity wash hand basin, as well as storage which surrounds the space to accommodate a stacked washing machine and tumble dryer. Windows to side and rear.

Stairs to:

First Floor Landing:

With built in airing cupboard housing the gas fired boiler; access to boarded loft with pull down ladder and doors to:



Bedroom One:

12'11" max x 11'0" (3.94m max x 3.36m)

Set to the front of the home and decorated in a warm taupe colour scheme with panelled feature to one wall. Window to front and space for wardrobes in each chimney recess.

Bedroom Two:

11'10" x 7'9" (3.61m x 2.38m)

A second double bedroom in crisp white with flat, coved ceiling and window to rear.



Bathroom:

9'8" max x 6'11" max (2.97m max x 2.12m max)

A sleek modern room with large glossy cream tiling to floor and walls. Fitted with a chic white suite of deep inset bath; vanity wash hand basin and WC, as well as a large walk-in shower

enclosure with a square rainfall shower head. Opaque rear window.

Rear Garden:

The sunny, low maintenance garden is arranged over two levels, with a smart lower patio covered by an arbour. Side steps lead to the large composite decked upper level - providing additional seating spaces. There is a shed area to the rear, with gated pedestrian access.

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



Pop in for a chat
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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		
Potential		
61		
77		

