



**13  
Dairy Crest Drive  
Newport,  
Isle Of Wight,  
PO30 5GG  
Offers in the Region Of  
£250,000**



**Three bedrooms - one en suite**

**Lower ground floor lounge**

**Residual NHBC & Builders guarantees**

**Kitchen/Family room with Juliette balcony**

**Integral Garage (with potential)**

**Lots of cupboard space throughout**

# ACCOMMODATION

## Entrance Hallway

**Kitchen / Family Room** 15' 11" x 13' 7" (4.85m x 4.15m)

## Cloakroom/w.c..

## Lower Ground Floor

**Lounge** 15' 11" x 14' 5" (4.85m x 4.4m)

## First Floor Landing

**Bedroom One** 15' 11" x 13' 7" (4.85m x 4.15m) floor area allowing for diminishing ceiling height with twin tilt'n'turn windows.

## En Suite

**Bedroom Two** 13' 1" x 8' 10" (4m x 2.68m)

**Bedroom Three** 7' 3" x 6' 11" (2.2m x 2.1m)

## Family Bathroom

**Integral GARAGE** 23' 4" x 8' 6" (7.1m x 2.6m)  
Extra length provides the possibility of conversion subject to building regulations.

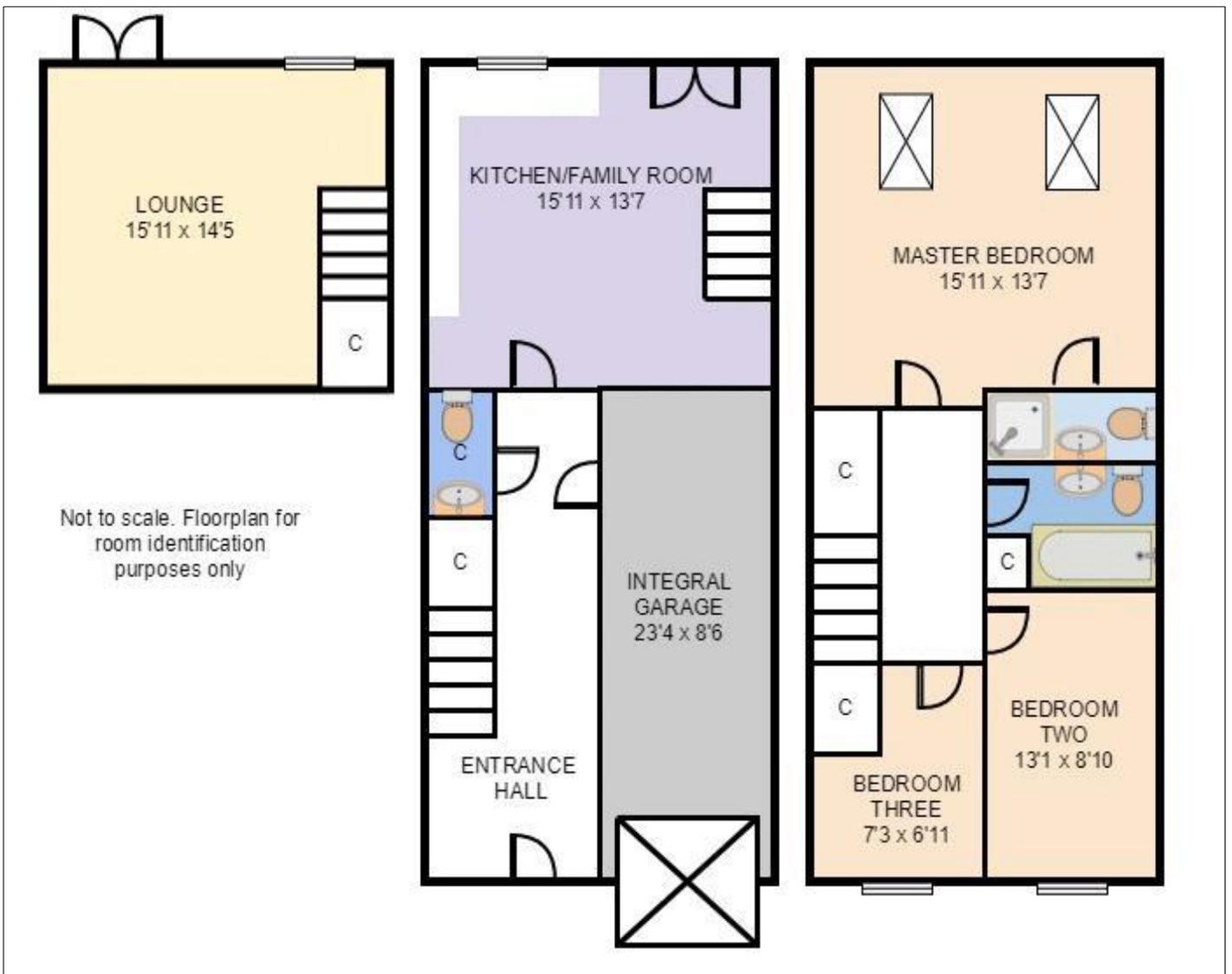
## PARKING

Forecourt extended to provide space for two or three



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions																													
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England, Scotland & Wales		England, Scotland & Wales																													
EU Directive 2002/91/EC		EU Directive 2002/91/EC																													

Situated close to town but with a surprising outlook over a lot of it this three storey townhouse offers split level living accommodation with lower ground lounge opening onto the garden, as well as three bedrooms, one of which is en suite, making the whole house entirely flexible for a range of buyers, not least anyone needing more space that might like to convert the INTEGRAL GARAGE. Short notice viewing is normally available, contact sole agent THE WRIGHT ESTATE AGENCY Telephone 01983 822 122



smaller cars, with gated side access and path down to :-

### Rear Garden

Picket fence and with gated rear access to pleasant rear overlook and easy walk into town. Part lawn part paved patio area.

Newport is the county town of the Isle of Wight, with the main hospital on the outskirts, bus station with main route links to towns around the Island, schools for all ages, High Street shopping, retail parks, four main supermarkets as well as various local convenience stores and commercial business parks, and Mountbatten Library is adjacent to the bus station.



**Contact Paul or Emmy**

**01983 822122**



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