

**1A, The Old Sunday School Noke Common Newport,  
PO30 5TY**

**£350,000**



This STUNNING CHARACTER PROPERTY, formerly a Sunday School, offers a unique and charming 3 bedroom home. This beautiful property consists of a spacious living/dining area, with vaulted ceilings, tall arched windows and exposed beams; fitted kitchen; two downstairs double bedrooms and a modern fitted shower room. Upstairs consists of a Mezzanine floor overlooking the downstairs lounge/diner; master bedroom and en-suite bathroom. Outside offers a south facing spacious garden/patio area, undercover pergola, and timber shed/greenhouse. Other benefits include a driveway/parking area, side access, solar panels, full double glazing, gas central heating and a recently installed Multi-fuel stove. Situated on the northern outskirts of Newport close to the excellent bus service linking Newport/Cowes and in walking distance to St Marys Hospital, Newport Town Centre, Parkhurst Forest and the Red Squirrel Cycle Trail. Viewing of this BESPOKE PROPERTY is highly

CHARACTER PROPERTY

SEMI-DETACHED

3 BEDROOMS

DRIVEWAY

CLOSE TO ST MARYS & TOWN CENTRE

SOLAR PANELS



ROOMS

Entrance Porch 5' 5" x 5' 4" (1.65m x 1.62m)

Lounge/Diner 22' 7" x 19' 4" (6.89m x 5.89m)  
Carpet flooring. Log burner. Velox windows to front aspect. Double glazed french doors to side aspect. Radiator.

Hallway

Bedroom 2 12' 8" x 9' 3" (3.87m x 2.83m)  
Carpet flooring. Built-in closet. Velox window to front aspect. Radiator.

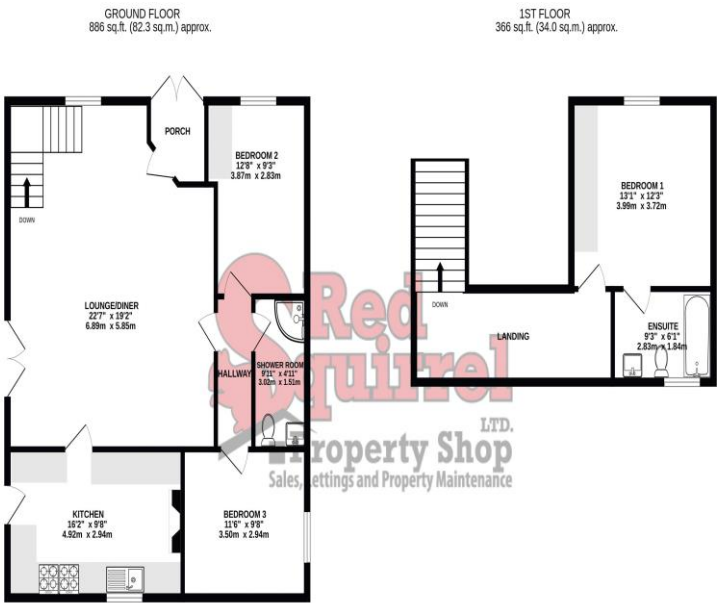
Shower Room 9' 10" x 4' 11" (3m x 1.5m)  
Tiled walls & flooring. Wash sink basin & WC. Corner shower. Heated towel rail.

Bedroom 3 9' 8" x 11' 6" (2.94m x 3.50m)  
Carpet flooring. Fireplace. Built in storage cupboards. Double glazed window to side aspect. Radiator.

Kitchen 9' 8" x 16' 2" (2.94m x 4.92m)  
Laminate flooring. Boiler. Fitted-kitchen with wall base units. Sink drainer & gas hob. Fireplace. Double glazed window to rear aspect.

Landing 5' 11" x 21' 8" (1.8m x 6.6m)  
Carpet flooring. Overlooking lounge/diner. Storage cupboard.

Bedroom 1 12' 2" x 13' 1" (3.72m x 3.99m)



TOTAL FLOOR AREA: 1252 sq.ft. (116.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with floorplan 12/023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>89</b>	<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

