

eastcoves@wright-iw.co.uk

wright  
estate agency



**£299,995**

37 Whitecroft Park, Newport, Isle of Wight, PO30 3FB







This superb modern townhouse forms part of the impressive Gatcombe Manor estate, a gated development featuring several converted Victorian buildings with an impressive clocktower and a selection of modern purpose-built homes. The properties are surrounded by 20 acres of grounds, including large open spaces and walks through the orchard and surrounding countryside. Newport town centre is only a 5 minute drive away, and provides access to a variety of local shops, supermarkets, schools and popular eateries to choose from.

The well-proportioned accommodation is arranged over 3 floors and comprises a lounge/dining room with direct access to the garden, a stylish fitted kitchen, and cloakroom on the ground floor, 2 double bedrooms and the family bathroom on the first floor, and the large main bedroom and en suite shower room on the second floor. Additionally, the property benefits from a lawned rear garden with a patio area, a driveway providing off road parking for 1 car, and an additional allocated parking space located at the front of the property.

The peaceful, semi-rural position and extensive grounds, family-friendly accommodation and ample parking makes this an ideal home for anyone seeking the convenience of easy access in to Newport, with the added benefit of a semi-rural location. A viewing is strongly recommended to fully appreciate everything this truly impressive modern home has to offer!



Hallway	
GF WC	6'1" x 2'11"
Kitchen	10'7" x 9'3"
Lounge / Diner	17'1" x 13'10"
Bedroom 2	13'10" x 9'8"
Bedroom 3	9'8" x 9'8"
Bathroom	7'6" x 7'1"
Bedroom 1	17'4" x 11'11"
En-Suite	8'10" x 4'9"

**Outside**

To the front of the property there is a driveway providing off road parking for 1 car and a secure bin store. To the rear of the property the garden is laid mainly to lawn with patio area and outside tap. There is an additional parking space located to the front of the property.

**Council Tax**  
Band C

**Additional Information**

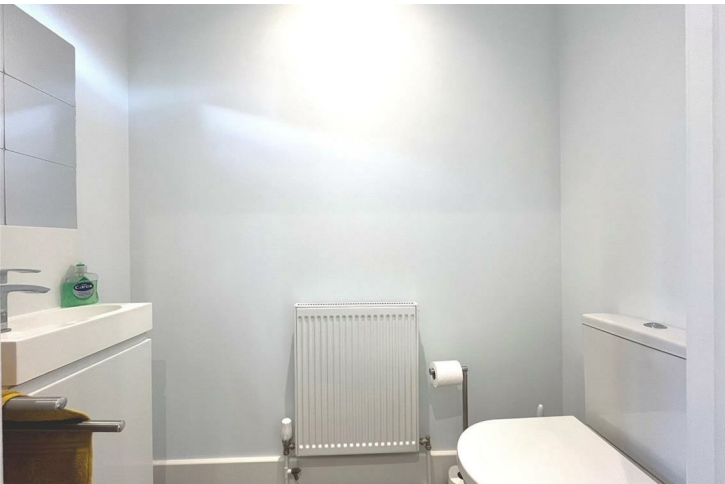
Services Charge (inclusive of reserve fund) - per 6 months; £296.52

**Services**

Unconfirmed gas, electric, telephone, mains water and drainage.

**Agent Notes**


Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

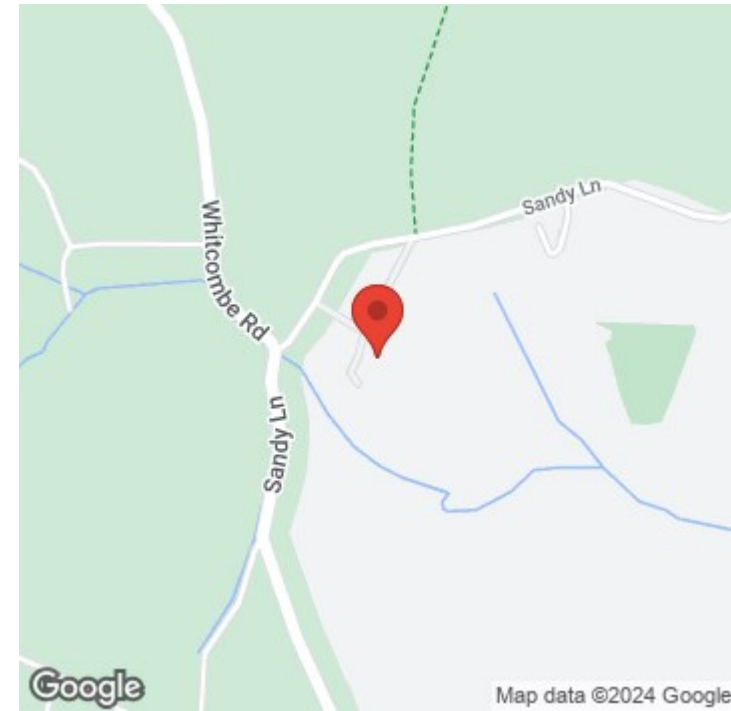






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		100
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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