

10 The Slipway, Cowes, Isle of Wight, PO31 7FD

Guide Price £390,000

4 2 2

McCarthy & BOOKER

10 The Slipway, Cowes, Isle of Wight, PO31 7FD

Guide Price £390,000

A spacious family home with four bedrooms in a central residential cul-de-sac. Along with a separate sitting room, large kitchen diner, utility and two bath/shower rooms, this property has a garage, off road parking and garden.

10 The Slipway

Tucked away in a peaceful cul-de-sac on the sought-after Westbury Estate, this spacious family home is just a short stroll into vibrant Cowes, with its array of independent shops, inviting restaurants and bars, as well as the Red Jet passenger service to Southampton. The property is also close to a local park with a children's play area, and highly regarded primary and secondary schools.

Interior

The entrance hallway is welcoming and opens to a lovely sitting room which enjoys a front aspect through a large double-glazed window. This reception room has double doors that open and connect to the super open plan kitchen/dining room. The kitchen has a generous range of base and wall units, integral appliances including a five-burner gas hob, eye-level double oven, fridge/freezer, dishwasher, and extractor hood. A sink with drainer enjoys views over the rear garden, while double-glazed doors lead directly onto the terrace.
A useful utility room offers space and plumbing for a washing machine, tumble dryer or additional fridge, along with a basin, radiator, and access to the garden. A ground floor cloakroom is fitted with a low-level WC and wall-mounted wash basin.

Upstairs, the landing provides loft access and a deep linen cupboard housing a modern 'Vaillant' combination boiler. The principal bedroom features built-in wardrobes and an en-suite shower room with a modern white suite and heated towel rail. Three further double bedrooms, all with built-in storage, share a contemporary family bathroom complete with a panelled bath and shower over.











Exterior

The rear garden is fully enclosed, offering a paved terrace, gravel seating area, lawn, and well-stocked borders . There is a wooden storage shed with power, an outside tap, and power points.

To the front, there is a single garage with up-and-over door, also benefitting from power.

Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Tenure: Freehold

Council tax band: D

EPC: C

Double glazed throughout

Mains gas, water, electricity and sewerage

Broadband max predicted: Download 1800 mbps Upload 900 mbps

Gas central heating via Vaillant boiler





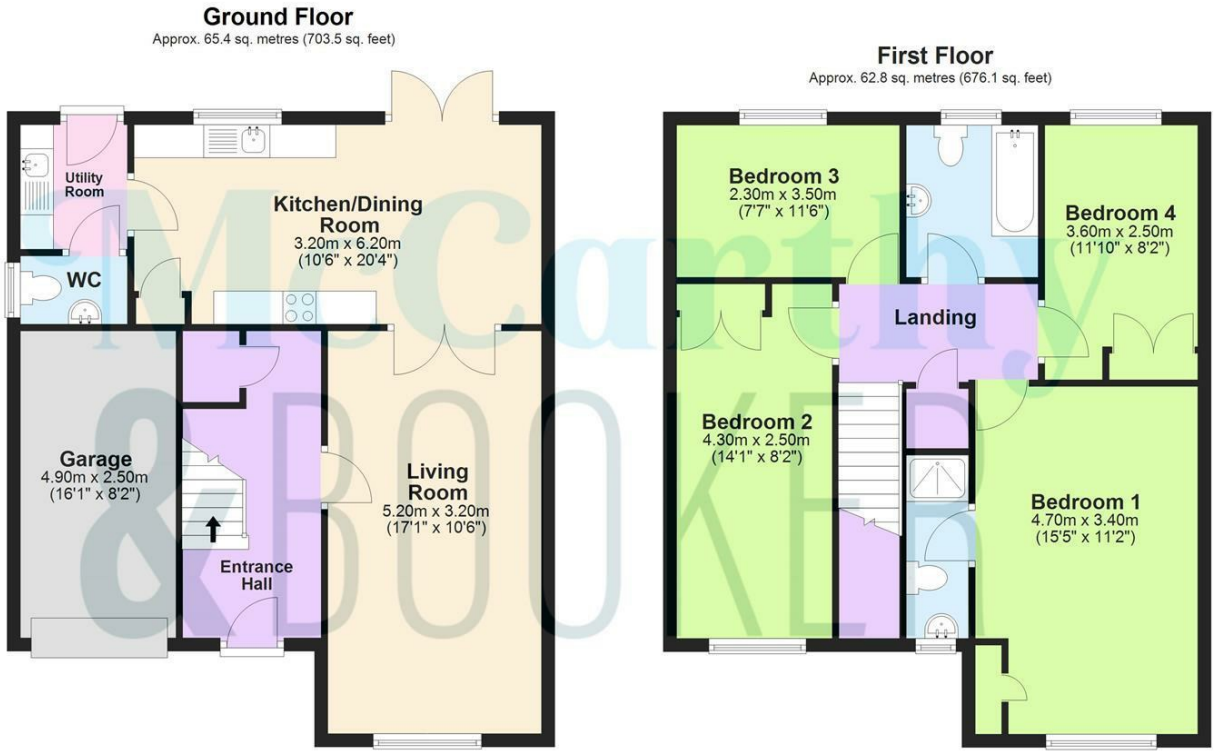
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 128.2 sq. metres (1379.6 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

10 The Slipway, Cowes

McCarthy &BOOKER

01983 300 111 | hello@mccarthyandbooker.co.uk | The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

mccarthyandbooker.co.uk