

260 Park Road, Cowes, PO31 7NJ

Guide Price £450,000

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McCarthy & BOOKER

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Situated on sought-after Park Road, this stylishly extended 1930s semi offers spacious, modern living close to Cowes town centre. Featuring a large open-plan kitchen/dining/living space, three double bedrooms plus a versatile ground floor bedroom or family room, and two bath/shower rooms. Outside enjoys a sunny, low-maintenance south-facing garden with a large store and parking for two cars.







A beautifully extended three bedroom home

Located in the very popular Park Road, close to all the amenities Cowes has to offer, this 1930's semi detached property has been thoughtfully and stylishly extended on the ground floor. This versatile home has a large open plan kitchen, dining and sitting room, two bath/shower rooms, three double bedrooms and a fourth ground floor bedroom or separate family room. Along with a long low maintenance south facing garden, with large garden store, this property has off road parking for two vehicles.

Interior

On entering this very well presented home, you are struck by the bright and airy feeling which continues throughout the property. The rear extension has been thoughtfully designed and is a perfect example of modern conveniences and open plan living but maintaining the character of the building elsewhere with picture rails, high ceilings and bay windows.

Ground Floor:

The hallway is bright and welcoming with understairs storage, housing the consumer unit, and a separate deep cupboard. The light family room has stylish tiles below the oak mantlepiece, making a lovely feature within this versatile space that could also be used as a ground floor bedroom or formal dining room. A large bathroom/utility room contains a bath with overhead shower, wc and basin with vanity unit. There is space and plumbing for a washing machine and tumble dryer.

The kitchen/dining and sitting room is a fabulous contemporary addition to this home, with its vaulted ceiling, tall anthracite grey column radiators and a wide array of bi-fold doors that open onto the garden and allows daylight to flood into this most sociable of spaces. This very well appointed kitchen has a multitude of grey wall and base units which include an integrated dishwasher, bin stores, microwave and island complete with pan drawers. There is space for a large American style fridge freezer and 5 ring gas Rangemaster oven with a dark glass splashback that reaches the extractor hood. This expansive room has plenty of space for a dining table and at the rear is a sitting area bathed in light from the glazed doors across the width of the house. Absolutely fabulous.





First Floor:

On this level are three double bedrooms and a family shower room.

Two double bedrooms over look the rear garden and the generous sized principal double bedroom has two built in wardrobes. The family shower room has a modern basin and vanity unit, wc and large shower cubicle.

Exterior

This attractive property, with pretty ironwork above the open entrance porch, has a block paved driveway for two vehicles and low level raised flower beds.
There is a side passageway with a high secure gate that leads to the long, low maintenance garden at the rear. This well kept south facing outside space has a deep paved patio area adjacent to the house and a brick path that leads to the large garden store at the far end. Mature plants and shrubs can be found in the raised flower bed along with mature trees and a expanse of lawn.

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
EPC: C
Council tax band: C
Double glazed throughout
Mains gas, electricity, water and sewerage
Broadband max predicted: Download 1800 mbps Upload 900 mbps
Gas central heating
Loft partially boarded with light





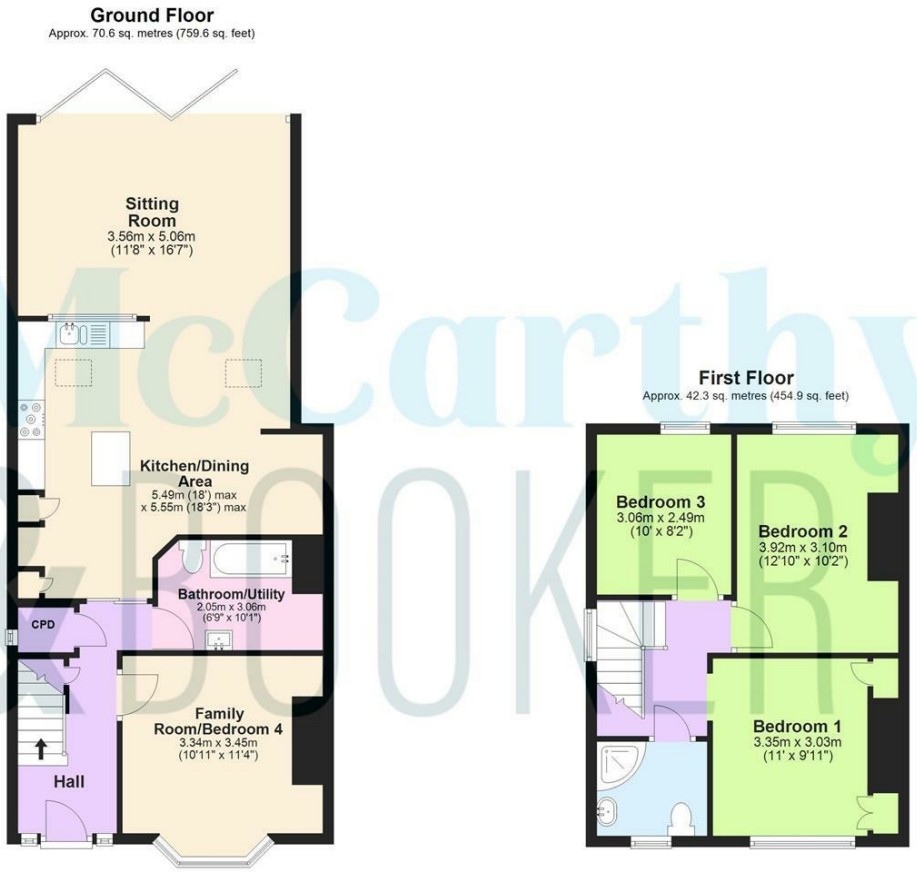
Viewing

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. 112.8 sq. metres (1214.5 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.

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