


Little Hayes, 23 Moorgreen Road, Cowes, Isle of Wight, PO31 7LJ

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## Guide Price

***ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER***
A pretty period home with three bedrooms, two bath/shower rooms, two reception rooms and garden. Located a short walk into Cowes and with a garage, this beautifully presented home must be viewed!

### A charming period property with three bedrooms

Located within a short walk to all of Cowes amenities, this distinctive characterful home has two separate reception rooms, kitchen, utility and two bath/shower rooms. With a garden and half depth garage, useful for bike or water sports equipment, this home is delightful, very well presented, has sea views and must be viewed!

### Interior

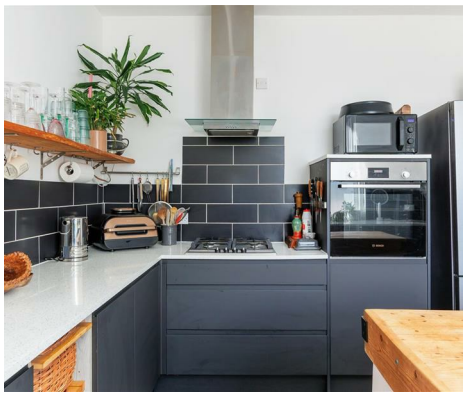
Filled with period features including beautiful coving and ceiling roses, stripped floorboards, coloured glass features above internal doors and both original working and feature fireplaces. Alongside modern upgrades including the stylish kitchen, utility and an ensuite shower room, this beautifully presented home is light and airy and a fabulous blend of old and new styles.

Ground Floor:
Entering the lobby, with a pretty coloured glass panel over the entrance door, there is a useful hanging space for outdoor clothing and shelving for shoes. To the left is the separate sitting room with its bay window, beautiful coving and an original working fireplace that has built in shelving either side.
Also leading from the hallway is a large dining room, with a deep storage cupboard, that leads through to the modern kitchen that has a stable door opening to the front of the property.
This well appointed space has a range of dark grey base units with an integrated Bosche oven, four ring gas hob, dishwasher and space for a tall fridge freezer.
Stepping down into the utility room there is useful shelving, space and plumbing for a washing machine and tumble dryer and a further sink. This area leads to the rear garden and into the garage which is a convenient space for storage and further access to the street.

First Floor:
On this level are three bedrooms, a family bathroom and a long hallway giving access to the loft space.
The principal double bedroom has two windows, one a bay, that floods the room with light. Along with stripped floorboards there is also an original style feature fireplace surrounded with pretty coloured tiles and a dark tiled hearth and a modern ensuite shower room with a walk in shower and a 'port hole' window.
There are two further double bedrooms, both with painted floorboards, one with a feature fireplace and the other having lovely sea views.
The family bathroom has a bath with overhead shower, wc and basin.









## Exterior

A low maintenance shingle garden, with mature shrubs, stretches across the width of this pretty house.

The side garden is both paved and with a shingle area surrounded by established plants and bushes that can be accessed by high garden gates. There is a garage with an electric roller door which is ideal for garden storage, bikes or water sports equipment.

## 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: D
Council tax band: C
Gas central heating
Double glazed throughout
Broadband max predicted: Download 1800 mbps Upload 900 mbps
Mains water, electricity, gas and sewerage
Boarded and insulated loft with ladder and lighting
Fully integrated linked fire alarms





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## 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.

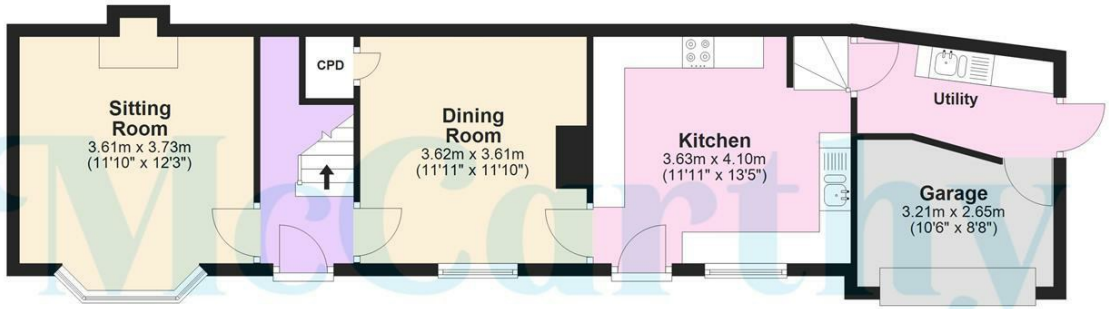
## Disclaimer

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.

### Ground Floor

Approx. 60.3 sq. metres (649.5 sq. feet)




### First Floor

Approx. 47.7 sq. metres (513.6 sq. feet)




Total area: approx. 108.1 sq. metres (1163.1 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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