

73 Newport Road, Cowes, PO31 7PN

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McCarthy & BOOKER

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Guide Price

* GREAT NEW PRICE * 3 double bedrooms ~ Ensuite to master bedroom ~ Ground floor shower and WC ~ Low maintenance rear garden ~ 2 reception rooms

This charming and well-proportioned semi-detached house combines original features including wooden doors, cornicing and fireplaces, with contemporary facilities, making it an ideal home for modern family living. Offering three double bedrooms and two reception rooms, the property provides flexible and spacious accommodation throughout.

The sunny rear garden is a standout feature, boasting a raised decked area and low-maintenance design, perfect for enjoying sunny days and entertaining guests. Early viewing is highly recommended to fully appreciate all this home has to offer.

Interior

A double-glazed front door opens into a welcoming hallway with original cornicing. The living room features a bay window to the front and a log burner with an attractive wooden mantel. The spacious dining room includes a feature brick fireplace with a chunky wooden mantel, along with built-in shelving and storage in the alcoves.

The kitchen is well-equipped with a range of wall and base units, an integrated electric oven with gas hob, and a useful breakfast bar with space beneath for a fridge and freezer,space for dishwasher. This leads to a further utility area, offering additional appliance space and a large storage cupboard housing the boiler. A convenient ground floor WC includes a vanity unit and there is an additional separate shower. A UPVC double-glazed door provides access to the rear garden.

A turned spindle staircase leads to the first floor.











First Floor

Upstairs, there are three generously sized double bedrooms. The principal bedroom benefits from a bay window to the front and an attractive feature fireplace, as well as a well-appointed en-suite shower room with feature brick wall. The rear bedroom is particularly spacious, enjoying dual aspect views over the garden and side. The third bedroom is also a good-sized double and has feature fireplace.

The family bathroom comprises a 'P'-shaped bath with shower over, WC, and wash basin.

Exterior

Externally, a courtyard area leads to the super Westly facing garden, which features composite decking and a seating area. The lawn is laid with artificial turf, with steps leading to a further wonderful decked area—ideal for outdoor entertaining. There is also a large storage room adjacent to the kitchen, perfect for bikes, barbecues, and additional storage. Side access leads back to the front of the property.

Further Information

Tenure: Freehold
Council Tax Band: C
EPC: D
Gas central heating via Worcester comination boiler situated in the cupboard in the Utility Room. There is also under floor heating in the Kitchen and Utility Area (thermostat in Utility).
Double glazed throughout
Mains gas, electric and water
Loft with pull down ladder for access
Superfast broadband is available in this area





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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.



Total area: approx. 120.8 sq. metres (1299.8 sq. feet)

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