

McCarthy  
& BOOKER



109 Upper Moorgreen Road, Cowes, Isle of Wight, PO31 7LF

**Guide Price £485,000**





A very well presented 3/4 bedroom detached house with two separate reception rooms and a dining area off the kitchen. Located in a desirable road close to Cowes amenities and good schools this period property has the bonus of off road parking.

#### Detached four bedroom period property

Located in a great road within a short walk to Cowes High Street and the local park. This very well presented character property has two separate reception rooms and a dining area off the stylish modern kitchen. Three double bedrooms and a single, which is currently a great office space. Off road parking for 2 vehicles makes this a great home and must be seen.

#### Interior

This period property seamlessly marries historic charm with contemporary conveniences. From its high ceilings and large windows to the modern amenities such as underfloor heating, every aspect of this home has been thoughtfully designed to provide comfort, style and functionality.

Entering through the enclosed brick and glazed porch, this practical space offers the perfect spot for outdoor clothing and shoes, ensuring that the interior remains pristine and organised.

This home has a harmonious blend of traditional elegance and modern flair. The ground floor boasts wooden flooring throughout, complemented by modern underfloor heating for ultimate comfort. The sitting room exudes charm, featuring a wood burner nestled within an inviting fireplace with the original box bay window flooding natural light into the space. An understairs cloakroom and cupboard, with space and plumbing for a washer/dryer, add practicality to the ground floor layout. A second reception room, currently utilised as a playroom, has a feature fireplace and offers a cosy retreat for family enjoyment. The heart of the home lies in the stylish modern kitchen, complete with an integrated dishwasher, bins, oven and 4-zone hob. The dark grey base and wall units provide ample storage, while the adjacent dining area offers a delightful space to enjoy meals while overlooking the garden through large patio windows. On the first floor there are three double bedrooms and a fourth single bedroom, currently utilised as an office. The largest bedroom features a box bay window, offering beautiful views of the sea. A large shower room with tiled cubicle and underfloor heating provides luxury and comfort for daily routines.

#### In Summary:

Elegance and modern comfort with this delightful period property in a desirable road within Cowes. Offering spacious living areas, contemporary amenities and quiet outdoor space, this home provides a great setting for modern living.

#### Exterior

Outside, the property offers the convenience of parking for two vehicles on the brick-paved driveway.

The rear garden is perfect for relaxation or entertaining. Featuring a paved area, mature flower beds, grassed lawn, plum and apple trees and a garden store.





### Cowes

Close to a park, primary school and three community facilities - football club, cricket club and the Isle of Wight Community club - you do not have to travel far for sporting or recreational fun within this particular area of 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 seafront.

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, known locally as 'The Floaty', links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

### Further Information

Tenure: Freehold

Council tax band: D

EPC: D

Underfloor heating on ground floor

Gas central heating

Fully boarded loft and loft ladder for access



## 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.

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Total area: approx. 125.1 sq. metres (1346.1 sq. feet)

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