



Ladywood, 129 Old Road, East Cowes, Isle of Wight, PO32 6AU

**Guide Price £550,000**





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#### Entrance Hall

This wide and welcoming entrance hall is reached through a storm porch with attractive arched double doors. Flagstone style tiled floor. Useful under stairs storage. Window looking out to the rear garden. Stairs to the first floor. Doors to:

#### Dining Room

With box bay window to the front with radiator underneath. Stripped varnished floorboards. Brick hearth with chimney breast of exposed brick. Picture rails. This room could also be used as a second sitting room,

#### Living Room

A light and airy room with high ceilings, pictures rails and large double glazed window to the front. Exposed brick fireplace and wooden mantle. Picture rails, radiator. Double doors open to the sun room.

#### Sun Room

A really super room enjoying lovely views across to the delightful garden which can be accessed through double doors. Ceramic tiled floor, radiators and six large 'Velux' skylights.

#### Kitchen

A well equipped kitchen with a feature exposed brick wall. Triple aspect to both sides and rear overlooking the gorgeous gardens. The kitchen is fitted with a good range of base and wall units with integral appliances including Neff electric double oven, Neff ceramic hob, fridge, freezer, dishwasher, washing machine and tumble dryer. Door to:

#### Boot Room

Really useful space for coats and shoes, boots etc. Door to the garden.

#### Cloakroom

Fitted with a low level WC and wash basin.

#### FIRST FLOOR - Landing

A lovely light and spacious landing with a window overlooking the garden at the rear, attic room access via a large hatch with sturdy wooden ladder. Original 1930's style doors to:





#### Master Bedroom

Fabulous room with double glazed box bay window to the front, dressed with 'Plantation shutters'. Super views across to Cowes harbour and the Solent. Picture rails. Square arch through to:

#### Dressing Room

With fitted wardrobes and shelves. Dual aspect with windows to the front and rear. Sliding door to:

#### Ensuite

Smart shower room fitted with large walk in shower, low level WC and wash basin. Frosted window to the side.

#### Bedroom

Double room with a window to the side. Picture rails.

#### Family Bathroom

Fully tiled and fitted with a 'P' shaped bath with shower over and a large wash basin. Frosted window to the front. Chrome heated towel rail. Linen cupboard with shelving and immersion tank.

#### Bedroom

Double bedroom with lots of natural light through dual aspect windows dressed with 'Plantation shutters' to both the front and rear of the home. Far reaching views across the rooftops to Cowes harbour and the Solent. Fitted wardrobes.

#### Cloakroom

Very handy separate cloakroom with window to the side.

#### Attic Room

Accessed via a sturdy wooden collapsible loft ladder from the spacious landing. Large 'Velux' window which affords super views across the town to Cowes harbour, the River Medina and Solent. Door to further loft storage.

#### Outside

To the front the property has a block paved driveway that would easily accommodate 3/4 vehicles. There is side access to both sides of the property. The ample well established garden at the rear is absolutely gorgeous and has been thoughtfully designed to create lovely private seating areas to make the most of the sunshine at different times of the day, without being overlooked. There is a garden office with electric and WIFI connections, one garden store and a Summer House/Garden Office which also benefits from electric and Wifi.

#### Garage

A good sized garage with electric up and over door and shelving. Door to access the garden at the rear.

#### Further Information

Ladywood is heated with oil central heating and has double glazed windows throughout.

Council Tax Band: D

EPC: E

Tenure: Freehold



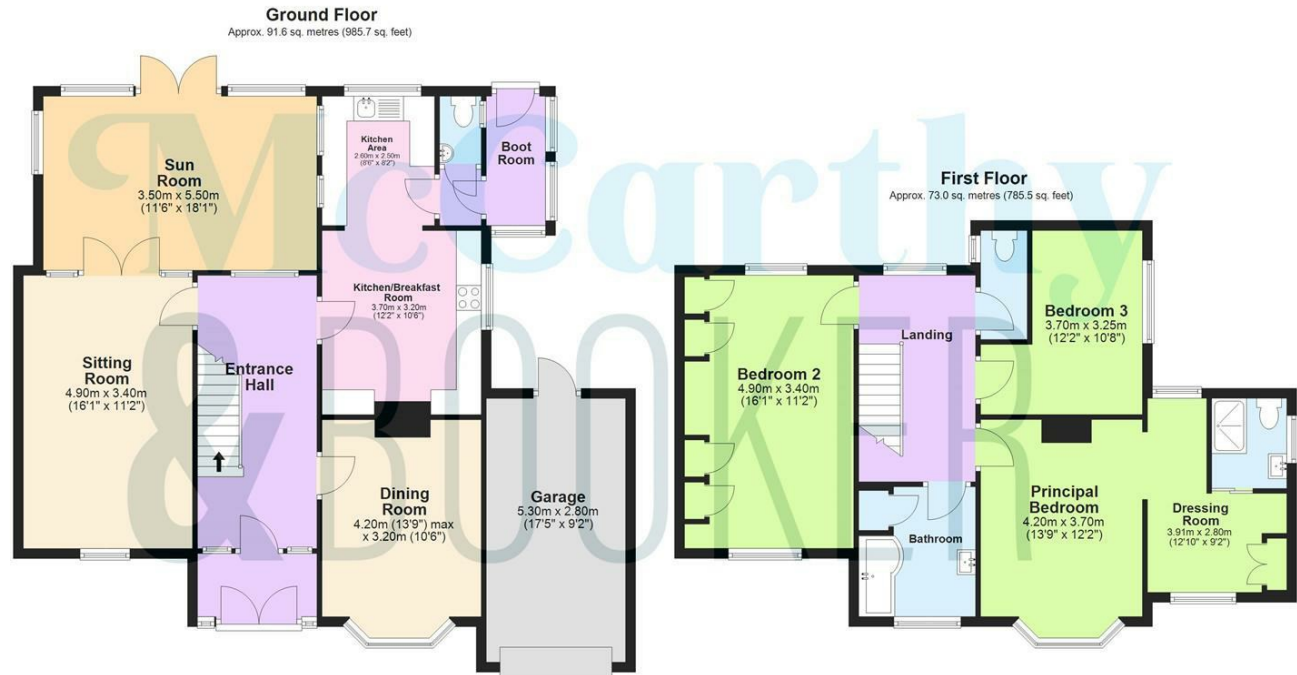
## Viewing

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. 164.6 sq. metres (1771.2 sq. feet)

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