

McCarthy
& BOOKER



202 Park Road, Cowes, Isle of Wight, PO31 7NE

Guide Price £595,000



A substantial 6 bedroom family home in an extremely convenient position, close to central Cowes.

With off road parking for several vehicles, extensive mature garden, three reception rooms and three bath/rooms.

This immaculate home is not to be missed.

Substantial well presented period home

Situated in a popular location and within easy walking distance to Cowes. This property boasts an amazing 6 bedrooms, a fabulous long rear garden, open-plan sitting/dining room, open-plan kitchen/sun room, workshop with potting shed and off road parking for 4 cars. There is not much more you could ask from a large family home.

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.

Approaching The Property

Set back from the road with a driveway big enough to fit up to four cars that is surrounded by flowerbeds with flowers and shrubs. The impressive facade has a stained glass panelled front door that is the entrance into this magnificent home.



Ground Floor

A generous and bright entrance hall with the staircase ahead that leads up to the first floor. A cloakroom can be found to the end of the hallway before the kitchen. Wooden flooring sweeps throughout the hallway, kitchen and sun room. The sitting room is situated at the front of the home where natural light is accessed through the bay window.

The kitchen flows into the sun room with enough space for a breakfast table and lounge chairs, looking out to the exquisite garden. A double cupboard conceals a utility area with space and plumbing for washing machine and tumble dryer with stoarge and the Glowworm boiler. The modern kitchen has light base and wall units with Iroko worksurface and a built in pantry cupboard. There is space and plumbing for appliances including a dishwasher, gas oven and tall fridge freezer.

Just off the kitchen is an open-plan sitting/dining room with a pretty period fireplace. The dining area is flooded by natural light from the skylight, with a traditional serving hatch into the kitchen. Doors lead out to the garden with its own decked terrace, a perfect spot for an alfresco breakfast.

First Floor

This split level floor has two generous sized double bedrooms, one with a hand basin, and the amazing principal bedroom has a built in storage cupboard and double wardrobe. This room comes complete with an ensuite shower room. The family bathroom comprises of a white suite including a bath with shower over, an oversized wash hand basin and grey tiled flooring. There is a seperate cloakroom conveniently located next to the bathroom.

Second Floor

The long landing has a double linen cupboard and the first of the double rooms which looks out to the garden has a fitted wardrobe. A further double bedroom can be found at the end of the landing, just before it turns to reach a shower room with sliding door, dressing area and vanity unit. The third bedroom is lit by a Velux window that could also be used as a handy dressing room.

Outside

A beautifully tranquil and vibrant garden that has been cultivated and well maintained by the current owners. The long length of the garden has been naturally separated into areas by plants and grasses with the mature trees and shrubs aiding in creating the peaceful and private space that it is. To the rear is a vegetable and fruit patch, complete with apple tree.

A variety of seating, relaxing and entertainment areas can be found throughout this garden to make the most of the sun all day.

To the side of the house is a potting shed leading into a workshop, with a garage door leading to the front of the property creating the perfect side access to this home.

Further Information

Tenure: Freehold

Council tax band: D

EPC: D

Gas central heating via Glowworm boiler



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. 210.0 sq. metres (2260.0 sq. feet)

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