

McCarthy  
& BOOKER



17 Moorgreen Road, Cowes, Isle of Wight, PO31 7LJ

**Guide Price £330,000**



A delightful detached home located in the heart of Cowes. This charming property boasts an open plan reception room, with three bedrooms, two bath/shower rooms and the bonus of off road parking and a low maintenance garden. With a recently installed new kitchen and family bathroom, this home is ready to move into.

#### A modern three bedroom detached home

Located in a central position in Cowes, with off road parking for two vehicles, this modern and stylish home has two bath/shower rooms and an open plan sitting room and kitchen. Recently upgraded with a fabulous new kitchen and bathroom, this is a perfect starter home or holiday residence. Very well maintained throughout and with a low maintenance decked courtyard, this an opportunity not to be missed.

#### Interior

This delightful property is beautifully decorated in soft muted tones and very well presented - ready to move into.

#### Ground Floor:

A bright wide hallway has the stairway straight ahead and a useful cloakroom with a shower cubicle cleverly positioned under the stairs. Carrying on through to the open plan living/kitchen area with the laminate wooden flooring flowing throughout the ground floor. This bright and airy space has plenty of room for a dining table and sitting area while being connected to the kitchen making this a convivial and sociable living area. The kitchen was installed in 2022 with light grey wooden base and wall units and includes an integral dishwasher, washing machine, double oven, extractor and 5 ring gas hob. Space has been left to install a tumble dryer. The grey and white marble style worksurface is also used as a 'splash back' around the kitchen making this a very contemporary space.

#### First Floor:

All rooms on this floor are bright and consist of three bedrooms and a family bathroom.

There are two double bedrooms and a single with all having built in cupboards/wardrobes.

The bathroom was installed in 2023 and has a bath with overhead shower, a wide vanity unit with basin and as well as a deep storage cupboard.



### Exterior

A low maintenance, convenient block paved driveway is at the front of this detached home with a secure high garden gate leading to the rear of the property.

The rear courtyard garden is comprised of a composite decked area, giving an easy to care for stylish finish to this secluded and peaceful area. Newly fenced all around this is a space to relax as well as socialise.

### 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 the Red Funnel car and passenger ferry to the mainland is situated.

### Further Information

Tenure: Freehold

EPC: C

Council tax band: C

Gas central heating

Wightfibre

Satellite TV



## Viewing

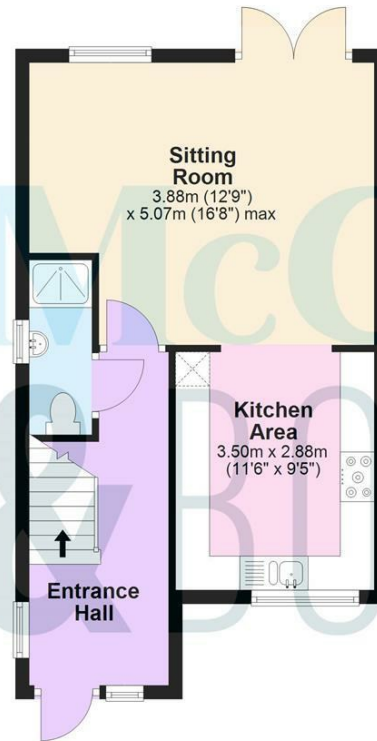
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

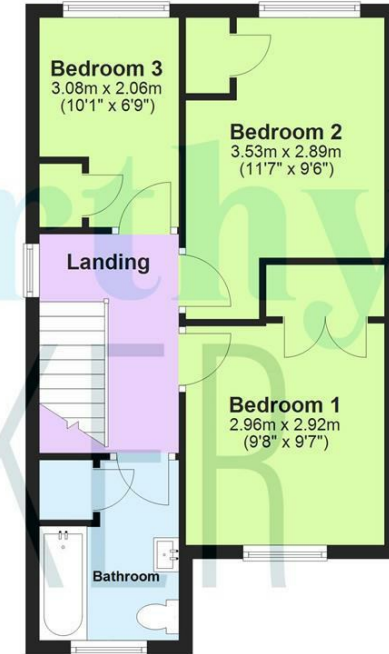
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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. 41.4 sq. metres (445.2 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 83.0 sq. metres (893.7 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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited [www.silverarchps.co.uk](http://www.silverarchps.co.uk). Plan produced using PlanUp.

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