



1a Cranleigh Gardens, Northwood, Cowes, Isle of Wight, PO31 8AS

**Guide Price £346,000**



This detached property boasts an inviting and practical space within. With two bedrooms, two bath/shower rooms, a large sitting room and conservatory. There is a fully insulated log cabin in the rear garden along with a 14ft garden store which is great for storage. Off road parking for multiple vehicles and the bonus of being chain free.

#### A two bedroom chalet bungalow near bus route

A well maintained home in a quiet location, with a large sitting room, kitchen with dining area, conservatory and two bath/shower rooms. There is off road parking for several vehicles and a rear garden with a fully powered log cabin and garden store. CHAIN FREE and ready to move into.

#### Interior

Well presented throughout, with neutral tones and an upgraded ground floor shower room (2020). This home has lots of storage options indoors and outside.

#### Ground Floor:

Passing through the lobby you reach the hallway with the staircase that leads to the first floor and a useful large understairs storage cupboard. The kitchen, that overlooks the fore of the property, has many white wall and base units, with a dark grey worksurface that flows between. Integrated within this area is a double oven, four ring gas hob, fridge and there is space and plumbing for a washing machine. At one end of the room is a dining area and a built in cupboard, with dark parquet style luxury vinyl flooring throughout the room.

The shower room, in light wooden tones, is modern and stylish and incorporates a large walk in shower cubicle, vanity unit with basin and additional cupboards and a concealed cistern wc.

A bright and airy conservatory, with low wall and doors to the garden, has heating and is reached from the good sized sitting room that has a gas fire place as a feature.

#### First Floor:

Two double bedrooms and a family bathroom.

The bathroom has an 'L' shaped jacuzzi bath with overhead shower, concealed cistern wc and vanity unit with basin. Fully tiled and with luxury vinyl flooring in a mono-chrome decor.

The two bedrooms have Velux windows with the principal having two wide built in wardrobes and an automatic switch for the window blind. The second bedroom has under eaves storage which also houses the battery for the solar panels.



### Exterior

A smart block paved driveway, with room for three vehicles, has mature shrubs, plants and a grassed area around the boundaries. The entrance door of the property is at one side and a high fence and gate lead through to the rear garden. Within this private outside area is a purpose built log cabin, fully insulated with power and light - a great garden office or man/woman cave. A paved patio is adjacent to the house, a perfect spot to relax in this peaceful garden. On the other side of the house is a 14' shed complete with power and light, great for storing larger items.

### Cowes/Northwood

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, known locally as 'The Floaty', links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated. Northwood is situated between Cowes and Gurnard, with an excellent primary school and easy access to more rural open spaces and walks.

### Further Information

Tenure: Freehold

EPC: B

Council tax band: D

Gas central heating via Worcester boiler, installed 2018

10 PV solar panels - owned outright

5kw battery storage

Mains electric, gas, water and sewerage

Broadband: predicted max download 1800 mbps, upload 900 mbps



## 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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