



139d Pallance Road, Northwood, Cowes, Isle of Wight, PO31 8LS





A modern semi-detached home that offers a delightful blend of comfort and convenience. The property boasts a well-designed layout with three bedrooms and an open plan living area that has recently been refurbished and enhanced.

The exterior of the home includes parking for two vehicles, a south facing garden and a newly built garden room. This chain free property must be viewed!

## A well presented 3 bedroom semi detached home

Located within a countryside setting, this well presented home has been tastefully upgraded throughout and has the excellent addition of a brand new cedar clad garden room. parking for two vehicles and CHAIN FREE.

## Northwood

Northwood is a rural village within a couple of miles of Cowes, which 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 between Cowes and Gurnard and has many fabulous rural walks, with two country pubs, a garage, small local shop, primary school and is a short drive to both Cowes and Newport.

139d Pallance Road, Northwood, Cowes, Isle of Wight, PO31 8LS  
**Guide Price**





### Ground floor

Set back from the road with space for two vehicles on the well maintained block paved drive, this home has fencing to one side and side access along a wide passageway where a gate opens to the rear of the property.

On entering, an area set up and used as a coat and shoes area, opening to a large kitchen/dining room. The kitchen has been replaced with smart graphite grey 'Shaker' style cupboards with integral dishwasher, fridge/freezer, oven and ceramic hob. Brand new hard wearing 'Herringbone' pattern flooring stretches seamlessly throughout the ground floor to the sitting room area. The kitchen/dining area creates a lovely 'hub' of the home which has the benefit of giving direct sight lines through the sitting room to the garden. Passing by a downstairs cloakroom and tall storage cupboard, this bright living area has double sliding patio doors that 'frame' the garden, which has a practical 'astroturf' style lawn and a path that leads to the brand new cedar clad garden room, complete with double glazed 'French' double doors, with electric and wifi ready. The patio adjacent to the rear of the house has a sturdy awning creating a canopy which is excellent for shelter on a sunny or rainy day!

### First Floor

The softly carpeted staircase leads up to a neutrally decorated landing where the loft hatch can be found. Leading off this area are three bedrooms as well as two storage cupboards and a well appointed family bathroom.

All rooms have new carpets and are double glazed and are decorated with the soft tones.

The two single bedrooms are to the front of the property looking out towards the fields and hedge rows. The larger double bedroom has fitted wardrobes along one wall and overlooks the garden.

A bright bathroom has the benefit of a both a bath and a separate shower, with a smart white suite and new modern blue patterned flooring and a window to the side.

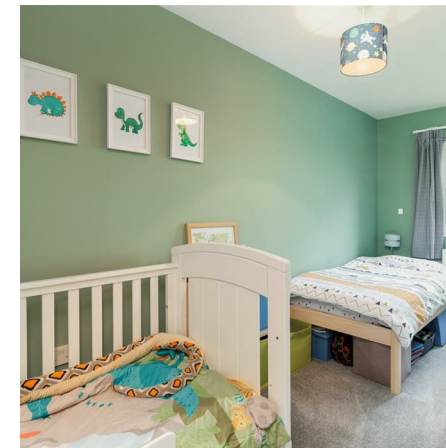
### Outside

A close boarded high fence either side with an 'astroturf' style lawn the width of the house which stretches to the very end.

This peaceful garden is screened by trees at the rear with the new garden room, making this south facing garden have a high degree of privacy, with a paved area adjacent to the house which also runs alongside the property. A lovely spot, and sun trap, to relax and enjoy the outside space.

### Further Information

Tenure: Freehold



EPC: C  
 Council Tax Band: C  
 Gas central heating  
 Double glazed throughout  
 Loft has light and is insulated  
 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.

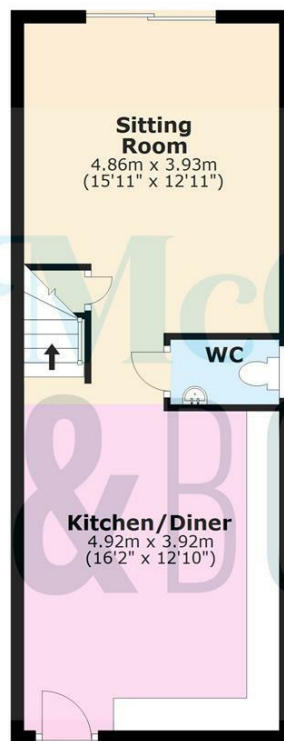
### Disclaimer

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.

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. 42.9 sq. metres (461.8 sq. feet)



### First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 86.1 sq. metres (926.3 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.silverarchchs.co.uk  
 Plan produced using PlanUp.

**139d Palance Road, Northwood, PO31 8LS**

**McCarthy  
&BOOKER**

01983 300 111

hello@mccarthyandbooker.co.uk

The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ



mccarthyandbooker.co.uk