



McCarthy
& BOOKER

17 Rogerson Close, Cowes, Isle of Wight, PO31 7UJ

Guide Price £325,000



ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER

A well-presented semi-detached house offers a delightful blend of comfort and practicality. With two inviting reception rooms, perfect for both relaxation and entertaining guests, three bedrooms and loft room. There is off road parking and a well established south-west facing garden along with a summer house and garage.

A three bedroom semi detached home

A well presented home that has been extended to include a roomy entrance hall, a cosy reception room and a large kitchen/dining room that overlooks a wide established garden. There is off road parking for several vehicles and the bonus of a garage and summer house.

Interior

Ground Floor:

On entering the home, the extended hallway now includes a good sized porch area which is very practical for hanging coats and storing shoes etc. The staircase rises to the upper floor.

The sitting room is cosy with an electric fire and large window to the front, this room flows through to the sunny extended kitchen/dining room/snug. The kitchen has a range of fresh white cabinets with integrated dishwasher and cooker and a ceramic tile floor for practicality. To one side of the dining area is a handy small utility room and WC, with space for a washing machine. A large window overlooks the lovely wide garden which can be accessed from here too.

First Floor:

The landing has an airing cupboard which also houses the gas boiler, with two double and a single bedroom on this floor. From the single bedroom, a ladder style staircase has been added to access the quirky loft room, a super space for an office/den, with a Velux window and eaves storage cupboards. The fully tiled bathroom is fitted with a smart white suite with WC, wash basin and bath with shower.

17 Rogerson Close, Cowes, Isle of Wight, PO31 7UJ

Guide Price £325,000



Exterior

The front garden is divided between a driveway that can hold several vehicles and leads to the garage and an easily maintained green area, comprising of a small lawn and mature trees and bushes.

A south west facing wide rear garden can be accessed through an iron gate and has been thoughtfully designed to have areas set out to enjoy the sunshine at all times of the day, with a pretty summer house - insulated and power connected. A lovely spot to enjoy this quiet and relaxing outside space.

The garage is connected to power and has a handy rear access door.

Cowes

This home is set in a quiet cul de sac, within walking distance to local parks, schools and the supermarket Aldi. Nearby 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 you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Tenure: Freehold

EPC: D

Council tax band: C

Gas central heating

Mains gas, electricity, water and sewerage

Broadband max predicted: Download 1800 mbps Upload 900 mbps



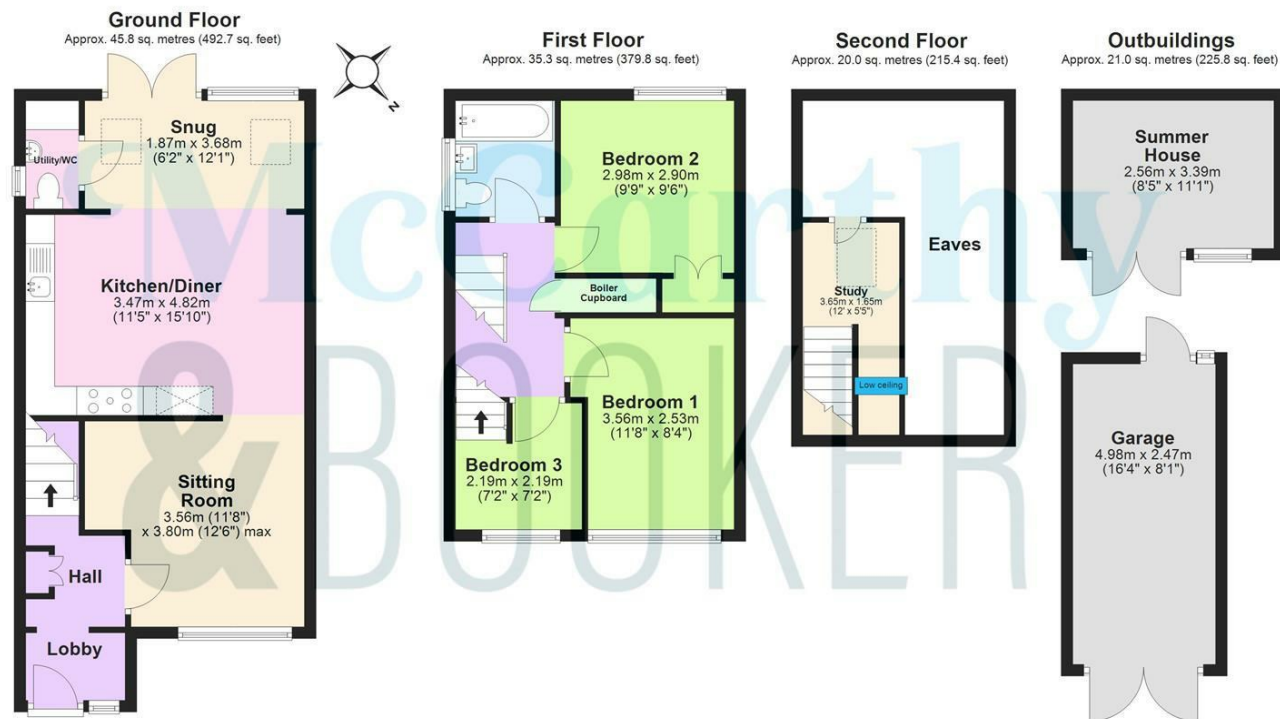
Viewing

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.



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. Plan produced using PlanUp.

17 Rogerson Close, Cowes