



McCarthy  
& BOOKER

75 Wyatts Lane, Northwood, Cowes, Isle of Wight, PO31 8QA

**Guide Price £399,950**





A lovely detached bungalow in a great position, on a bus route and close to a nearby well respected school. Versatile accommodation gives you either three bedrooms and a large sitting/dining room or two bedrooms and a rear second reception room. There are beautiful gardens at the front and rear with a large garage/workshop at the end of the resin driveway that can fit several cars.

## A detached two/three bedroomed bungalow

Located in an extremely convenient position in Northwood, close to an excellent primary school. This traditional home has a versatile third bedroom or second sitting room that looks out to the garden, along with a large living/dining room, established gardens and a garage.

## Interior

Owned since new, this property was built by a respected local builder in a traditional form 42 years ago. With an extension and refurbished kitchen and cloakroom, it has been a much loved home. The original floorboards are still in place and, STPP, there would be a great opportunity to extend into the loft space.

The bright hallway leads off to all rooms and contains two cupboards, one a storage/airing cupboard and the other containing the water meter and space for outdoor clothing.

A large sitting/dining room has a gas fire upon a brick hearth, a serving hatch to the kitchen and the windows looks out to the gardens at the front of the house.

The well appointed kitchen is modern with cream 'Shaker' style wall and base units around the room covered by a thick wooden worksurface.

There is an integrated double oven, four zone hob, washing machine and slim line dishwasher. The fully glazed rear door opens to the side passageway that leads to both the front and back gardens.

The single and double bedrooms both have convenient built in wardrobes with the double looking out to the rear garden.

There is a fully tiled family bathroom with an overhead shower, basin and wc and next to this room is a separate modern cloakroom with tiled flooring.

The final room is a versatile sunny space, either a third bedroom, formal dining area or additional reception room to relax in with its double patio doors that open to the garden.

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### Exterior

The front garden has a lovely lawned area with mature plants, trees and bushes that includes a mimosa, camellia and magnolia. To the side of this pretty area is a resin driveway with room for several vehicles that leads to a garage with up and over door, power and workbench. Access to the rear garden can be from either side of the property through secure gates.

The rear garden includes a water feature with pump and small pond, a summer house (with power) and hidden in the flower borders - a hedgehog house.

This gardeners delight is a beautiful oasis of plants and greenery that includes clematis, agapanthus, an apple tree, tulip tree, twisted hazel, roses and alliums. The patio is a quiet space to relax and enjoy all the flora and fauna, the bird song and a very friendly red squirrel.

### Cowes (Northwood)

Northwood is situated between Cowes and Gurnard, with an excellent primary school and easy access to more rural open spaces and walks. 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: D

Council tax band: E

Mains gas, electricity, water and sewerage

Double glazed throughout

Broadband predicted max: Download 900 mbps Upload 900 mbps

Loft access in hallway with pull down ladder with the loft being extensively boarded

Smoke and heat detectors throughout property





## 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.

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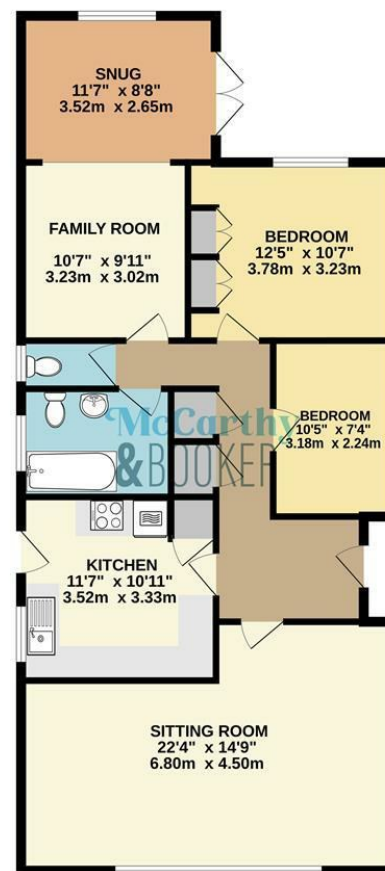
| [hello@mccarthyandbooker.co.uk](mailto:hello@mccarthyandbooker.co.uk)



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

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GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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