



118 Old Road, East Cowes, Isle of Wight, PO32 6AX





A detached spacious home with four bedrooms, two with both dressing areas and ensuites, two large reception rooms and a fabulous kitchen. Along with off road parking, a double garage and gardens the extremely well presented home has 14 solar panels owned outright. Must be viewed!!

#### A spacious detached four bedroom home

This property, located in a quiet but central area of East Cowes, is very well presented and has a lot to offer. Two of the double bedrooms have ensuites and dressing areas along with two further bedrooms and a family bathroom. There are two large reception rooms, study and a very well appointed kitchen and utility room. Furthermore there is a double garage, driveway and gardens with the bonus of 14 pv solar panels which are owned outright and an EV charger. A very well presented home, not to be missed!

#### Interior

With generous proportions and lovely finishing throughout including oak doors, this home gives plenty of space inside and out for a growing family or multi generational living.

#### Ground Floor:

The hallway has a convenient cloakroom, separate useful storage cupboard and leads to the dining room, study and kitchen. The office/study has an array of tall built in storage units and views to the garden.

A large dining room leads to both the kitchen as well as having double doors to the sitting room that is dual aspect and has a light stone feature fireplace.

The very well appointed kitchen, which is light and bright, has many cream coloured wall and base units that have integrated appliances which include a dishwasher, oven and four zone induction hob. Extras include a built in blue tooth sound system and a water softener. Also within this very sociable area is a breakfast bar and sliding doors to the garden. Leading off the kitchen is a utility room with space/plumbing for a washing machine, the gas boiler, rear entrance door and an additional sink and storage cupboards.

#### First Floor:

The split level upper floor has two double bedrooms both with dressing areas and one with an ensuite shower room, the other with both a free-standing bath and large shower cubicle and two basins within a double modern vanity unit.

There are two further double bedrooms, one with large built in recessed storage area. The family bathroom has both a bath and separate shower cubicle.





#### Exterior

A block paved driveway with space for multiple vehicles stretches towards the double garage and main entrance porch. A raised lawn is to one side and access to the rear garden is from a secure side gate.

The rear garden is mainly lawn with a wide paved area adjacent to the house and a lovely patio area with a trailing passion fruit plant is over the wooden pergola, a wonderful area to relax in this quiet outside space. There is also a garden store, a zoned drying area close to the rear door and access to the double garage.

The garage not only has plenty of storage but also houses the inverter for the 14 solar panels on the roof.

#### East Cowes

East Cowes is home to historic Osborne House, the holiday residence of Queen Victoria and Prince Albert, now an English Heritage property available for visits throughout the year and has a golf club within its grounds. The town itself has many shops and amenities including a major supermarket, pubs and restaurants. The Esplanade has a cafe, park and tennis court, as well as the Red Funnel car ferry to Southampton. A short trip on the chain ferry, known locally as 'The Floaty', will transport you to Cowes and all its further delights.

#### Further Information

Tenure: Freehold

EPC: D

Council tax band: E

Gas central heating

Mains water, gas, electricity and sewerage

Water softener

14 solar panels owned outright

Easee EV charger

Broadband max predicted: Download 1800 mbps Upload 900 mbps

Loft partially boarded with ladder and light



## 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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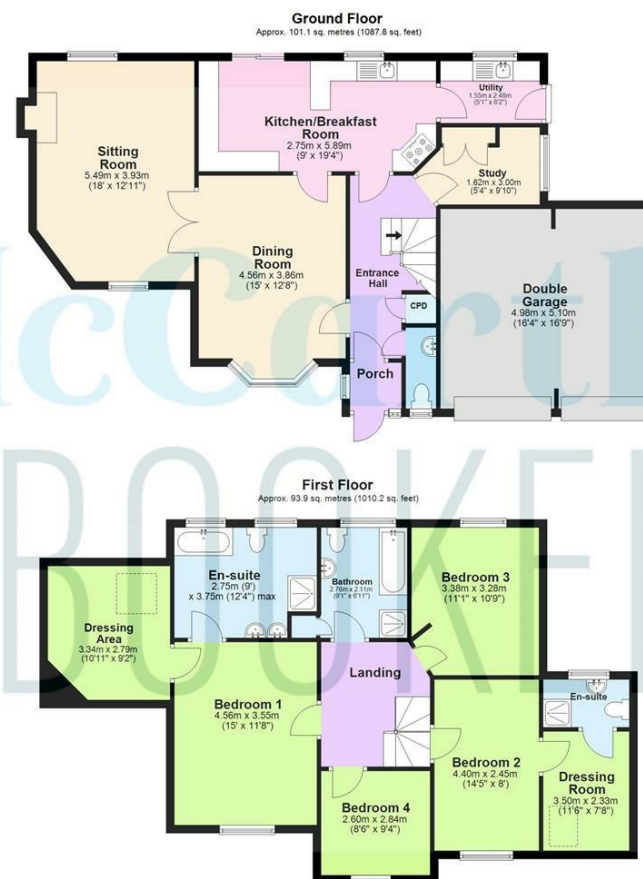
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