



7 Fellows Road, Cowes
£295,000

 **Megan Baker**
Estate Agents



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This stunning period home has been transformed internally to a very high standard, creating a beautifully styled, light and elegant home which is arranged over three floors, with modern gas central heating featuring statement radiators and smart UPVC double glazing. The entrance level has a fabulous kitchen; smart utility cloakroom and a gorgeous living room with bi-fold doors to the sunny, terraced rear garden. There are two double bedrooms and a stylish bathroom on the first floor, and the top floor provides a third double bedroom and chic shower room. The tiered rear garden has been landscaped to provide different levels of patio and slate with shaped beds, culminating in a decked verandah at the top where you can find a newly created garden room/studio.

This is a house that you need to view to really appreciate the attention to detail and quality of the finishing. Once inside, I dare you not to love it! Freehold. Council Tax Band - B. EPC C-74.

Smart paved steps lead up to:

Attractive front entrance door into:

Kitchen:

11'2" max x 9'1" max (3.41m max x 2.79m max)

This gorgeous kitchen is fitted with a comprehensive range of deep navy fronted units with brushed copper handles and pale Minerva worktops. Corner units feature clever pull out storage and there is a hidden waste bin drawer. Integrated appliances include an oven with combination microwave/oven above; induction hob with concealed extractor hood over; fridge/freezer and dishwasher. Smart glossy white tiling with dark grouting and white ceramic sink set below the UPVC double glazed front window. Oak door through to:

Inner Hallway:

With attractive wooden style flooring, stairs off to first floor and oak doors to:

Living Room:

17'7" x 11'2" (5.38m x 3.42m)

This beautiful and elegantly styled room is decorated in fresh white decor with graphite coated aluminium bi-fold doors to one end, creating a seamless link to the garden. A lantern skylight is set off to one side and a handsome Charnwood Aire 5 woodburning stove provides a feature focal point to one corner. The room is generously proportioned to accommodate flexible seating and dining options.

Utility/Cloakroom:

7'1" max x 4'6" max (2.17m max x 1.38m max)

A cleverly created room which provides additional storage, has space and plumbing for the washing machine and a combined WC with wash hand basin.

Turning staircase to the:

First Floor Landing:

With stairs off to the second floor, a spacious area with inset downlights and oak doors to:





Bedroom One:

9'1" x 9'1" + wardrobes (2.79m x 2.79m + wardrobes)

A pretty double room in white decor with one wall of fitted wardrobes and UPVC double glazed front window.

Bedroom Three:

9'1" x 7'10" (2.79m x 2.39m)

Currently set up as a study, a third double bedroom with UPVC double glazed rear window.

Bathroom:

9'4" max x 5'7" max (2.86m max x 1.71m max)

A beautifully styled room fitted with a sleek white suite of WC; modern vanity wash hand basin and shower bath with rainfall shower head and separate spray. The vaulted ceiling features matching velux windows to each pitch, letting light flood into the room.

Turning staircase to:

Second Floor Landing:

With recessed shelving to one wall and oak doors to:

Bedroom Two:

9'5" x 9'3" max (2.89m x 2.83m max)

Another bright double bedroom in crisp white decor with fitted wardrobes to one wall and cleverly created shelving to another. Large UPVC double glazed rear window framing the outlook over the garden.

Shower Room:

10'11" max x 7'3" max (3.33m max x 2.23m max)

Styled to match the first floor bathroom, with the suite of WC; vanity wash hand basin and corner shower enclosure with rainfall shower head and separate spray. Velux window to front and wall mounted gas fired boiler tucked away to one end. Access to eave storage.



Garden:

The front garden is laid to patio with an open fronted bike store to one side. The landscaped and sunny rear garden is arranged over stepped tiers with a lower patio set outside the bi-fold living room doors. From here, central steps, flanked by raised sleeper beds, lead up to a second patio area with a slate shingle above, featuring a shaped and planted border. This pattern is repeated with a further top patio area, from which decked steps take you to the verandah with a fabulous:

Garden Room/Studio:

11'0" x 7'6" (3.36m x 2.30m)

A newly created room with inset spotlights, power and internet connection. Window and door to front.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Arrange a viewing

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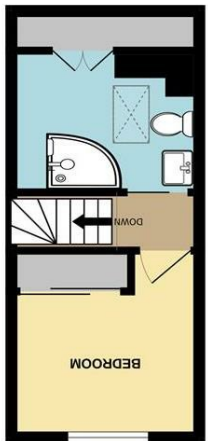
Pop in for a chat

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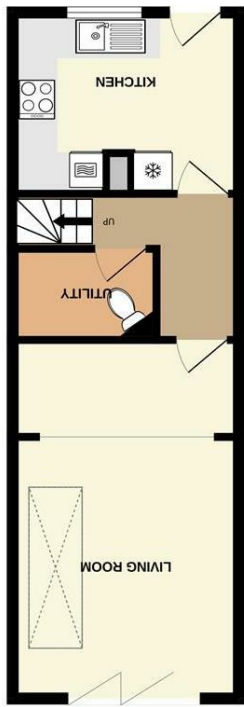
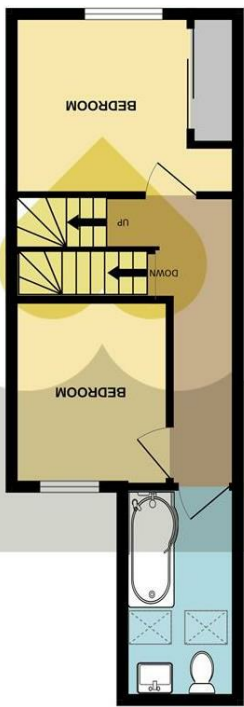
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Energy Efficiency Rating	
Potential	Current
	86
	74
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



While every attempt has been made to ensure the accuracy of the information 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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1ST FLOOR
321 sq ft. (29.8 sq m.) approx.

GROUND FLOOR
378 sq ft. (35.1 sq m.) approx.

2ND FLOOR
190 sq ft. (17.6 sq m.) approx.