



14 Newport Road, Cowes
£285,000

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This handsome and substantial period home is perfectly positioned for the town centre amenities; local schools and bus routes and offers light and well appointed accommodation. With tall ceilings and good sized rooms, the home provides beautifully presented and flexible rooms, all warmed by gas central heating and with UPVC double glazing. The comfortable sitting room is placed at the front of the home, with an attractive period fireplace as a focal point; the dining room is set behind this and the large, well stocked and pretty kitchen is located at the rear, with a door and steps down to the garden. There are three pleasant bedrooms on the first floor - with the large double room at the front; a second double in the middle, and the comfortable single room at the rear, all serviced by a fully tiled shower room. The enclosed, sheltered courtyard rear garden is laid to gravel and patio, with a handy shed to one corner - providing a private, low maintenance space to sit out and enjoy. This is a rather lovely, conveniently positioned period home, with huge appeal.

Smart UPVC double glazed front entrance door to:

Entrance Porch:

With attractive tiled floor and further door into:

Entrance Hallway:

In pale blue colours with wide plank oak flooring; dado rail and coved ceiling. Stairs to first floor with storage recess under and wooden doors to:

Sitting Room:

11'6" x 11'4" + bay (3.51m x 3.47m + bay)

Set to the front of the home with a walk-in square UPVC double glazed front window.

Decorated in a lilac colour palette with beautiful feature fireplace as a focal point.

Dining Room:

11'4" max x 9'3" (3.46m max x 2.83m)

A flexible second reception room with large UPVC double glazed side window and built in shelving to one chimney recess.

Kitchen:

14'7" max x 10'6" max (4.46m max x 3.22m max)

A spacious and well fitted kitchen, with white fronted units featuring olive green detailing, topped by dark worksurfaces. Spaces for all utilities; sink units and fitted extractor hood. Cupboard housing the gas fired boiler; opaque UPVC double glazed side window and





external door with steps beyond to garden. Rustic, exposed brick chimney breast to one wall.

Wooden tread staircase to:

First Floor Landing:

A good sized area with wooden floorboards and doors to:

Bedroom One:

14'9" x 11'5" max (4.51m x 3.48m max)

In white decor, a good sized double bedroom with three UPVC double glazed front windows letting light flood in.

Bedroom Two:

10'2" x 9'4" (3.11m x 2.86m)

A second double bedroom with large UPVC double glazed side window and shelving to each chimney recess.

Bedroom Three:

14'9" max x 7'6" max (4.51m max x 2.30m max)

An L-shaped single bedroom, with UPVC double glazed rear window and a handy recess to one wall. The shape allows comfortable accommodation of a single bed, as well as giving space for storage at one end.

Shower Room:

9'3" max x 4'9" max (2.82m max x 1.47m max)

Fully tiled in glossy white, and fitted with a white suite of WC; wash hand basin and curved shower

enclosure with electric shower over. UPVC double glazed opaque side window and access to loft.

Front Garden:

A small gravelled area sits to the front of the home, with a pathway to the front door. There is side access leading to the rear garden.

Rear Garden:

Accessed from steps down from the rear kitchen door, this enclosed and sheltered courtyard area is laid to patio and gravel, providing an attractive, low maintenance and private spot to sit out and enjoy.

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.



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Pop in for a chat

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