



38 Bellevue Road, Cowes

£495,000



Megan Baker
Estate Agents

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This handsome and imposing detached home offers wonderfully light and spacious accommodation, arranged over three floors. The flexible and well thought out layout makes for an ideal family home and is beautifully balanced with the living spaces; bedrooms and garden. The home boasts some attractive period fireplaces as well as mellow toned wooden flooring and is instantly appealing, from the pretty facade with its modern and stylish

UPVC double glazed sash windows and gorgeous stained glass feature in the front door, to the welcoming hallway and large living spaces. To either side of the central hallway are two flexible living areas, including a super family sitting/dining kitchen with a multi fuel stove and double doors to the rear garden as well as a separate formal sitting room - comprising of two areas interlinked by a large square archway. A handy shower room completes this level, whilst upstairs on the first floor, there are four spacious double bedrooms and a family bathroom with a beautiful pink detail stained glass window. The top floor accommodates two attic rooms and complete the internal accommodation. There is a paved garden and parking area to the front of the home, with side access to the lovely large rear garden. This sunny haven is laid to lawn; fully enclosed and screened by shrubs and hedging with a range of fabulous workshops and sheds.
FREEHOLD. Council Tax Band - D. EPC D-63

Beautiful stained glass detail door into:

Entrance Hallway:

With wide plank wooden flooring; stairs to first floor with storage cupboards under and stripped wooden period doors to:

Living Room:

25'3" + bay x 11'7" max (7.70m + bay x 3.55m max)

A super and flexible open plan room with a

wide shaped archway linking the two parts of the room and honey toned wooden floorboards flowing through the space. UPVC double glazed sash windows sit to the front and rear, with the bay window at the front and the rear window providing an outlook to the garden. Each area has a beautiful period feature fireplace to the chimney breasts, each with pretty tiled inserts and a tiled hearth.





Sitting Room:

14'7" max x 11'8" max (4.46m max x 3.56m max)

This room is set to the other side of the hallway, with UPVC double glazed sash bay window to front and a handsome solid fuel stove as a focal point to the room. It provides a cosy second sitting room with an open link to the kitchen and in turn the dining room - so the whole room spans the depth of the home to one side. Opening to the:

Kitchen:

12'3" max x 11'8" max (3.74m max x 3.56m max)

Positioned centrally in the room, creating a sociably designed family entertaining space, the kitchen area is fitted with a range of rustic units featuring a butler sink. Spaces for all appliances; inset downlights and UPVC double glazed side window. A wide opening links the kitchen to the:



Dining Area:

15'4" max x 7'5" max (4.69m max x 2.28m max)

Offering plenty of space for a family dining table, with tiled floor; panelling to half height and sloped ceiling. Cupboard housing the gas fired boiler; good sized pantry and UPVC double glazed french doors to rear, opening to the garden. To the side of the room is a porch style area, which has a further door to the rear garden.



Shower Room:

6'2" max x 5'3" max (1.90m max x 1.61m max)

A very handy facility in a cream and green colour palette, fitted with a suite of WC; wash hand basin and tiled shower enclosure.

Stairs to:

First Floor Landing:

With stairs to top floor; UPVC double glazed sash window to front and stripped, wooden period doors to:

Bedroom One:

12'4" x 11'8" (3.77m x 3.58m)

The first of the four good sized double bedrooms with UPVC double glazed sash rear window offering a super, far reaching outlook over the garden and beyond. Built in wardrobe and tiled surface with handy sink unit.

Bedroom Two:

12'3" x 11'8" max (3.75m x 3.58m max)

With built in wardrobe to one chimney recess and UPVC double glazed sash window to front. Wash hand basin.

Bedroom Three:

12'4" x 11'7" max (3.76m x 3.54m max)

Again with built in wardrobe and handy shelving, creating a desk area to one chimney recess. UPVC double glazed sash window to front and wash hand basin.

Bedroom Four:

12'4" x 11'6" max (3.77m x 3.52m max)

A fourth light double bedroom with painted floorboards; built in wardrobe and handy vanity wash hand basin. UPVC double glazed sash rear window with a garden outlook.

Bathroom:

8'11" max x 5'3" max (2.72m max x 1.62m max)

Tiled to three walls with a beautiful and elegant pink detail stained glass sash window to rear. The pink bathroom suite co-ordinates with the window and comprises WC; wash hand basin and bath with electric shower over.

Stairs to:**Second Floor Landing:**

With door to eave storage and further wooden doors to:

Attic Room One:

12'2" max x 8'0" max (3.73m max x 2.46m max)

A pretty room with sloped ceiling and panelling to two walls. Built in shelving unit to one corner and velux window to rear.

Attic Room Two:

12'5" max x 5'5" max (3.79m max x 1.67m max)

With velux window to rear; sloped ceiling and built in cupboards and shelving.

Parking:

To the front of the home is a smart block paved parking area providing space for parking to one side of the home. Neatly planted beds sit to the front and one side of the block paving and an ornate period tiled pathway leads to the front door. Gated side access leads to the:

Rear Garden:

A wide, sunny and good sized family garden, with areas of patio and lawn with richly stocked

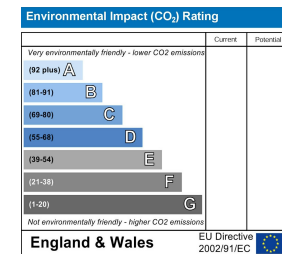
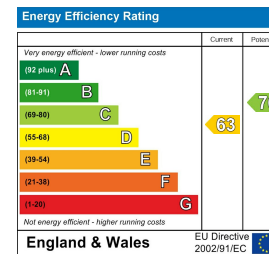
planted beds to the sides. There are two good sized garden sheds.

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.

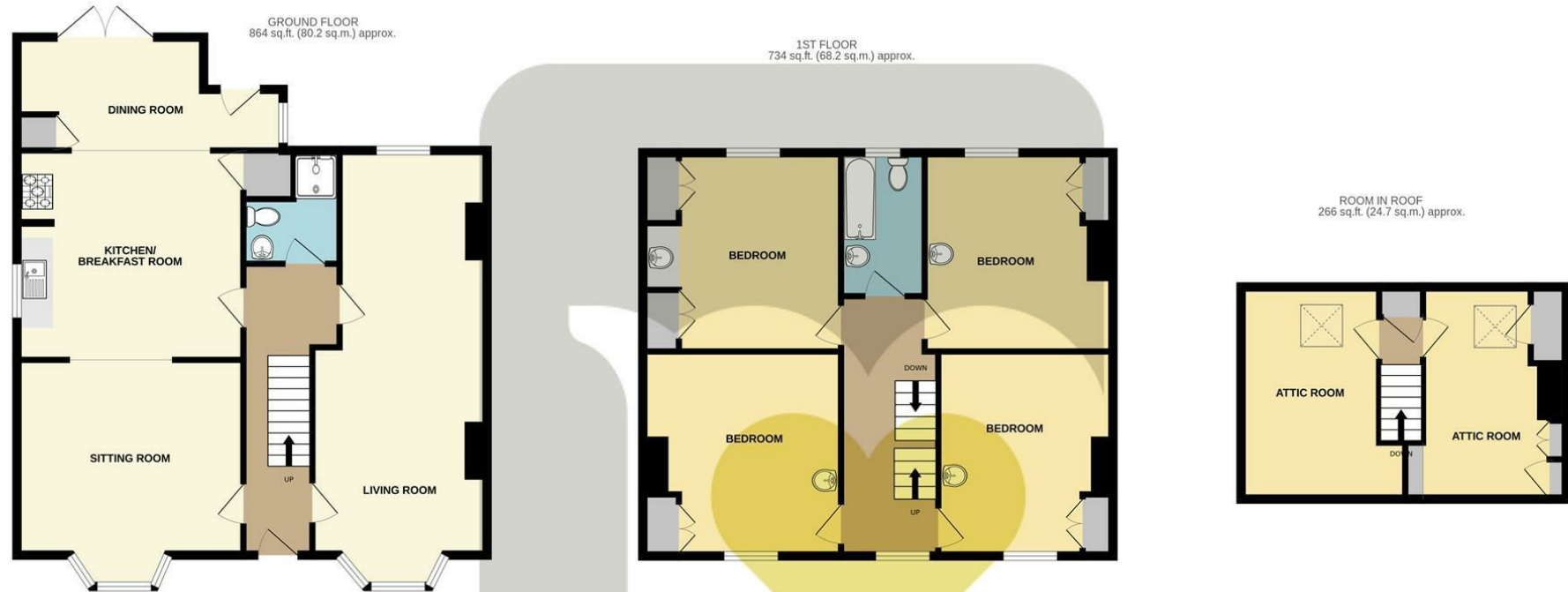






Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



TOTAL FLOOR AREA : 1864 sq.ft. (173.2 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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