



79 Newport Road, Cowes
£325,000

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Located with good access to the town centre amenities; local schools and main bus routes, this substantial and handsome period home is offered with no onward chain. Although in need of general decoration and new carpeting, it provides a super family home with gas central heating and double glazing. The accommodation comprises three reception rooms; a large garden room and very smart fitted kitchen with integrated appliances on the ground floor, whilst upstairs, there are three double bedrooms all with good storage spaces; a modern bathroom and a second separate cloakroom. The richly planted, tiered rear garden has a paved pathway which winds its way and steps up through the wide beds, which have a gardeners delight array of attractive shrubs and trees. There is a large, sunny patio area on the first level of the garden and then a secluded, smaller patio to the top of the garden. There are also two handy garden sheds. FREEHOLD. EPC D-58. Council Tax Band - C

Sloped, block paved pathway leads to:

UPVC double glazed front entrance door into:

Entrance Porch:

With further wooden entrance door into:

Sitting Room:

15'5" max x 14'1" max (4.7m max x 4.3m max)

A good sized room with UPVC double glazed bay window to front and coal effect gas fire set to a pale stone surround. Handy shelving sits to each side of the chimney recess. Glazed door to:

Dining Room:

13'3" + stairs x 11'11" max (4.04m + stairs x 3.65m max)

With stairs off to the first floor, a flexible second reception room with very handy understairs storage and shelving and cupboards to each chimney recess. UPVC double glazed side window and sash window to garden room. Step up and door to:

Kitchen/Breakfast Room:

20'0" max x 10'11" max (6.10m max x 3.35m max)

A super family entertaining space which comprises interlinking, but distinctly separate spaces which form the:

Breakfast Area:

11'2" x 10'10" max (3.42m x 3.32m max)

Plenty of space for a family dining table with a feature rustic brick wall and chimney breast with shelving to each side. Door to garden room and opening to:

Kitchen Area:

10'9" max x 8'3" max (3.30m max x 2.54m max)

Smartly fitted with a comprehensive range of limed oak effect units and pale granite effect worktops which incorporate an inset sink and drainer. Integrated appliances include a Neff double oven with warming drawer and tall larder fridge. The





kitchen is full of clever pull out storage racks in corner units. UPVC double glazed rear window looking to the garden.

Garden Room:

20'4" x 9'0" (6.22m x 2.75m)

A large and very useful space set to the side of the home, providing secure access to the front and rear with UPVC double glazed doors. The area is part solid; part UPVC double glazed, with a glass roof and a worktop to one side has space and plumbing for a washing machine under.

Stairs to:

First Floor Landing:

A good sized area, with doors to:

Bedroom One:

15'5" max x 14'2" max (4.70m max x 4.32m max)

A spacious double bedroom with UPVC double glazed front window offering a river glimpse through the roof tops. Built in cupboard to one chimney recess and a range of fitted wardrobes and drawers to one wall.

Bedroom Two:

11'10" max x 9'10" (3.63m max x 3m)

A second double bedroom with double glazed rear window and built in cupboards and shelving. Access to loft.

Bedroom Three:

10'11" max x 9'2" (3.33m max x 2.80m)

A third double bedroom with built in shelving and cupboards. Large UPVC double glazed rear window looking to the garden.

Bathroom:

5'6" max x 5'6" max (1.70m max x 1.68m max)

Fully tiled and smartly fitted with white vanity suite of

WC and wash hand basin. Shower bath with shower over and opaque UPVC double glazed side window.

Cloakroom:

5'6" max x 4'4" max (1.70m max x 1.33m max)

A useful second WC facility designed to match the bathroom, fitted with a smart vanity wash hand basin and WC. Built in cupboard housing the gas fired boiler. Opaque UPVC double glazed side window.

Rear Garden:

The good sized and richly stocked garden is arranged in tiers, over several different levels with steps and a winding brick pathway leading to the top of the garden. A lower patio area is surrounded by brick stepped seating, with steps from here, up to a large paved terrace with areas of lawn and planted beds to one side. The garden continues with further wide, planted beds with an array of mature shrubs and trees to the top of the garden, where there is a secluded patio to one side and two timber 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



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 Love this property and want to see more?



Energy Efficiency Rating	
Potential	Current
72	58
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	



What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and responsibility is taken by the prospective purchaser. This plan is for illustrative purposes only and should be used as such. An EPC of doors, windows, rooms and any other areas are approximate and responsibility is taken by the prospective purchaser. The area, systems and appliances shown are not guaranteed as to their operation or efficiency and may vary.

1ST FLOOR
 583 sq ft. (54.2 sq.m.) approx.

GROUND FLOOR
 769 sq ft. (71.4 sq.m.) approx.

TOTAL FLOOR AREA: 1352 sq ft. (125.6 sq.m.) approx.