



51 Kingslea Park, East Cowes  
£265,000

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## 51 Kingslea Park, East Cowes

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Positioned in a quiet cut-de-sac, this smart modern, family home offers beautifully presented rooms, decorated in a calming colour palette. The home is warmed by gas central heating; has UPVC double glazing and offers light, well appointed accommodation. The ground floor comprises a family living room which spans the depth of the home to one side and has French doors leading to the garden; a well fitted kitchen and a handy cloakroom. There are three bedrooms on the first floor, serviced by the chic bathroom.

Outside, the home has a wide block paved driveway providing plenty of parking as well as a garage. The enclosed, sunny rear garden is laid to a beautiful sandstone patio, and offers a lovely place to sit out and enjoy. Freehold. Council Tax Band - C. EPC C-75.

### UPVC door into:

### Entrance Porch:

A great entrance to the home, perfect for coats and boots, which opens out to the:

### Hallway:

Decorated in a natural hessian colour scheme with stairs to the first floor with storage under. Doors to:

### Cloakroom:

4'4" max x 2'5" max (1.34m max x 0.76m max)

A chic cloakroom, fitted with a white suite of vanity wash hand basin and WC.

### Living/Dining Room:

22'10" x 10'9" max (6.98m x 3.29m max)

Spanning the depth of the home to one side, this lovely family living space has a window to the front and French doors to the rear opening to the garden. The room is decorated in pale grey colours with crisp white ceiling and divided into two interlinking to create a sociably designed room. Multi paned door to:

### Kitchen:

9'4" max x 8'3" max (2.87m max x 2.53m max)

Fitted with a good range of glossy white fronted units with an oak style work surface. Integrated under counter oven, with gas hob and concealed extractor hood. Spaces for appliances and white ceramic sink, set below the rear window. Door back to hallway.





### Stairs to:

### First Floor Landing:

With access to loft and white panelled doors to:

### Bedroom One:

11'0" x 8'9" (3.36m x 2.67m)

A pretty double bedroom in soft white decor with a striking coloured accent to one wall. UPVC double glazed front window offering an elevated open outlook.



### Bedroom Two:

10'9" x 8'8" (3.30m x 2.66m)

A second double bedroom in a willow green colour scheme, with UPVC double glazed rear window.

### Bedroom Three:

8'0" max inc cup x 7'4" (2.45m max inc cup x 2.24m)

Currently used as a dressing room, with a fitted, mirror fronted wardrobes to one wall. UPVC double glazed rear window.



### Bathroom:

7'9" max x 7'3" max (2.37m max x 2.22m max)

Fitted with a sleek white suite of WC; vanity wash hand basin and bath with rainfall shower and separate spray over. Opaque UPVC double glazed front window and handy built in shelved cupboard.

### Parking:

A wide, block paved driveway provides plenty of

parking to the front of the home and extends to the side, leading to the:

### Garage:

17'0" x 8'11" (5.19m x 2.74m)

With up and over door, power and light. Personal door to rear garden.

### Garden:

A sunny, enclosed rear garden, laid to a beautiful Indian sandstone patio.

### 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](mailto:hello@meganbakerestateagents.com)



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 Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)  
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	88
Current	75
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A (92 plus)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	Not energy efficient - higher running costs

