



4 Benton Close, East Cowes
£280,000



Megan Baker
Estate Agents

4 Benton Close, East Cowes

£280,000

Located in an elevated position, in a quiet cul-de-sac, this modern home offers bright and airy accommodation, with parking and a garage. The home is offered with no onward chain; is warmed by gas central heating and has UPVC double glazing. The ground floor accommodation comprises a smart fitted kitchen, set to the front and a wonderfully spacious living/dining room with stylish wooden flooring to the rear. Upstairs, there are three bedrooms, serviced by the family bathroom. There are open lawned gardens to the front, and an enclosed, rear garden arranged over two levels, with mature planting, as well as a wide side access. The home has the bonus of two driveways, as well as a garage. Freehold. Council tax band - C. EPC D-67

UPVC double glazed front entrance door to:

Entrance Hallway:

With stairs to first floor and storage cupboard under, a welcoming entrance to the home. Openings to:

Living/Dining Room:

17'8" max x 15'8" max (5.40m max x 4.79m max)
A large and bright L-shaped room with stylish wooden flooring, providing plenty of family living and dining space. Decorated in fresh white, which can be found throughout the house, with large patio doors to the garden.

Kitchen:

9'3" max x 8'5" max (2.83m max x 2.57m max)
Fitted with a range of smart glossy white fronted units and dark mottled worktops. Stainless steel sink unit; spaces for appliances and concealed wall mounted gas fired boiler. Window to front.

Stairs to:

First Floor Landing:

With window to side; access to loft and overstairs cupboard. Doors to:

Bedroom One:

12'6" x 8'10" (3.82m x 2.71m)
Offering an elevated view through the front





window, over the roof tops to the Solent. Built in double wardrobe.

Bedroom Two:

11'10" x 8'2" (3.62m x 2.51m)

A second double bedroom with built in double wardrobe and window to the rear.

Bedroom Three:

8'11" x 7'3" (2.73m x 2.22m)

With window to the rear.

Bathroom:

6'4" max x 6'1" max (1.95m max x 1.87m max)

Fitted with white suite of bath with electric shower over; WC and wash hand basin. Window to front.

Front garden and parking:

The home has an open lawn to the front, with a driveway to each side providing parking. One leads to the:

Garage:

16'8" x 8'2" (5.10m x 2.50m)

With up and over door; power and light. Door to:

Storage Area:

8'3" x 6'5" (2.53m x 1.97m)

With further door and window to rear garden.

Rear Garden:

The garden is arranged over two levels, with the lower area, laid partly to artificial lawn. Steps

with planted border to one side, lead to the main upper part of the enclosed garden where there is a shed. The home also has a very handy, wide side access.

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



Megan Baker
Estate Agents

Arrange a viewing

Love this property and want to see more?
Call us on **01983 280555**
Email: hello@meganbakerestateagents.com

Pop in for a chat

Megan Baker Estate Agents
128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com



GROUND FLOOR

1ST FLOOR

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
84	67	A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)