



22 Place Side, Cowes  
£292,500





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A beautifully presented, bright and modern end of terrace home which has been impressively extended on the ground floor to create spacious family accommodation. A useful conservatory style porch opens into a welcoming hallway with cloakroom off. The living spaces include a well-proportioned sitting room with a large picture window and french doors creating a great link with the garden. The extended part provides a superb family kitchen/dining room with plenty of space for dining and chic glossy grey units. There is a fourth bedroom also set on the ground floor - a lovely double room which could also be used as a handy extra reception room. The bright landing leads to three attractive bedrooms, two being lovely double rooms with double aspect windows and countryside views. The rooms are serviced by a stylish family bathroom which features a shaped shower bath and sparkling deep grey walls. The house is set at the end of the row with large corner gardens surrounding which are screened from the road by a mature conifer hedge. The garage has been converted to create a fabulous gym or home office with lined walls, window and door to the garden; power, light and an attractive modern fireplace. The up-and-over door is still in place on the outside though so making it easy to revert back. The house is offered chain free with UPVC double glazing and gas central heating. Freehold. Council Tax Band C. EPC C-69.

### UPVC front entrance door to...

#### Porch:

6'2" x 3'4" (1.88m x 1.03m)

A very useful family space ideal for coats and shoes in an attractive victorian conservatory style. UPVC double glazed door and matching side panels to...

#### Entrance Hallway:

A welcoming introduction to the home presented in fresh linen and sage shades with turning stairs leading up to the first floor. White panelled doors to...

#### Cloakroom:

A handy facility with WC and corner wash handbasin.

#### Sitting Room:

16'8" x 11'5" (5.10m x 3.49)

A spacious and comfortable living room with flat

white ceiling and walls and attractive wallpaper accent. Door to understairs cupboard. The room is filled with light from the virtually full width rear-facing windows which also feature a door leading out into the garden. Door to...

#### Kitchen/Dining Room:

21'6" max x 8'7" max (6.56m max x 2.63m max)

Positioned in the spacious ground floor extension; this wonderful room creates a great family gathering area. The kitchen is fitted with a smart range of glossy charcoal grey units with white oak effect worktops extending into a breakfast peninsula. Attractive black brick effect tiled splashbacks and black one and a half bowl sink unit. Integrated appliances include a ceramic hob with chic black glass extractor hood over and stainless steel electric oven. There is also a stainless steel fronted dishwasher and spaces for a washing machine and American style fridge freezer. Wall mounted gas fired





boiler. The double aspect room has a window to the front and french doors leading from a well proportioned dining area into the garden.

#### **Bedroom Four**

10'5" x 10'2" max (3.18m x 3.12m max)

An L-shaped double bedroom with a window to the front and walls in a fresh white with striking red accents. The room is suitable for multitude of uses including as a spacious home office or play/music room.

#### **FIRST FLOOR LANDING:**

A galleried area with access to the loft; built-in cupboard and white panelled doors to...



#### **Bedroom One:**

11'6" x 9'7" (3.51m x 2.94m)

An attractive master bedroom with a double aspect having windows to the rear and side with a pleasant open view. The room is presented in a neutral scheme with pretty sage green accent wall.

#### **Bedroom Two:**

10'7" x 9'6" (3.23m x 2.90m)

A pleasant second double bedroom again with a double aspect featuring a large window to the front and another to the side, giving a view to open fields. The room is presented in flat white with a teal coloured accent wall.

#### **Bedroom Three:**

7'8" max x 6'9" (2.36m max x 2.07m)

Very pretty third bedroom with rear facing window and glazed panel allowing light onto the landing.



#### **Bathroom:**

6'9" max x 5'10" max (2.07m max x 1.79m max)

A stylish family bathroom with smart charcoal grey walls showing off the fresh white suite of shaped shower bath with electric shower over; pedestal wash

hand basin and WC. Attractive travertine style tiling with glass border decals. Opaque window to the front and heated towel rail.

#### **Gardens:**

The house is set at the end of a pedestrianised close, so benefits from a large corner plot. Gated access leads to a path to the front door. Gardens surround the house on three sides with mature coniferous hedging to screen the garden from the road. The level lawned gardens continue from the large front garden around to a well landscaped rear garden. This features a shaped patio area running the full width of the house which is edged in sleepers. There is a gravel area, level lawn and garden shed requiring attention/removal. Gated rear access and block paved path leading to the...

#### **Converted Garage:**

16'0" x 7'8" (4.88m x 2.34m)

A very useful extra area potentially ideal to be used as a gym or home office. Whilst the up and over door remains to the front, the room has been lined and has power, light and attractive contemporary electric feature fireplace. UPVC double glazed window and door looking and leading into the rear garden.

#### **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)



