



9 Mountbatten Avenue, Cowes
£395,000



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This beautifully presented and stylish home, is located conveniently for the local schools and is within reach of Cowes town centre and the bus routes. It offers bright and spacious accommodation with large UPVC double glazed windows, and is warmed by gas central heating. The super entrance hallway welcomes you to the home and leads through to the centrally placed and large living room, with a vaulted ceiling and a handsome woodburning stove within the fireplace. Set off to one side is the sleek, modern fitted kitchen with plenty of storage and integrated appliances, and there is a ground floor bedroom here with its own en-suite wet room. The good sized conservatory and the separate cloakroom, complete the ground floor rooms. Upstairs, the accommodation is arranged to one side, allowing for that super vaulted ceiling in the living area. There are two lovely double bedrooms, serviced by the chic shower room. The garage has been converted to the rear, to provide a utility room, whilst the front area provides handy storage and the beautifully landscaped rear garden has a wide sweeping pathway which winds around richly stocked beds full of colour and structure. There is a large workshop/studio to one corner and a separate studio to the other side of the garden. There is a wide parking area to the front of the home. Freehold. Council Tax Band - D. EPC - D-61

Smart UPVC double glazed entrance door into:

Entrance Hallway:

A super entrance to the home in crisp white decor with UPVC double glazed front window and a good range of fitted coat and boot storage cupboards. Sliding door to:

Cloakroom:

4'0" max x 2'6" max (1.23m max x 0.78m max)

With opaque UPVC double glazed side window and tiled to half height. Fitted with white WC and wash hand basin.

Living/Dining Room:

22'10" max x 10'11" (6.98m max x 3.33m)

Spanning the depth of the home to one side, this lovely large and bright living room combines seating and dining areas with a fabulous vaulted ceiling. The handsome woodburning stove is set to the chimney breast, with a polished oak mantle and surround. Large UPVC double glazed front and side windows; external door to side and stairs off to first floor. Doors to:

Kitchen:

11'7" max x 11'5" max (3.55m max x 3.49m max)

Beautifully fitted with a chic range of matte white fronted units with moulded handles, topped by a limed oak style worktop, with polished metallic blue tiled splashbacks. Integrated appliances include the eye-level double oven; separate hob with extractor hood over; fridge/freezer and dishwasher. Stainless steel sink unit and UPVC double glazed side window and external door to garden,

Bedroom Three:

11'9" max x 10'6" max (3.60m max x 3.21m max)

A lovely, light ground floor bedroom in white decor with UPVC double glazed rear window offering an outlook to the garden. Fitted shelving to one wall and built in cupboard housing the gas fired boiler and providing storage. Door to:

En-Suite Wet Room:

5'2" max x 4'7" max (1.60m max x 1.40m max)

Fully tiled in glossy white with stylish tiled flooring with





heating under and opaque UPVC double glazed side window. Fitted with WC; corner wash hand basin and electric shower.

Conservatory:

12'1" x 9'6" (3.69m x 2.91m)

A lovely light addition to the home of solid and UPVC double glazed construction, offering a second sitting or dining area. Door to garden.

Stairs to:

Galleried Landing:

Looking over the living area, with doors to:

Bedroom One:

11'8" max x 10'3" + wardrobes (3.58m max x 3.13 + wardrobes)

A pretty double bedroom in white decor with UPVC double glazed window to the rear. One wall is devoted to a smart range of fitted wardrobes and cupboards.

Bedroom Two:

11'9" x 10'7" (3.59m x 3.23m)

Another double bedroom with large UPVC double glazed front window offering an appealing outlook.

Shower Room:

7'6" max x 5'5" max (2.31m max x 1.66m max)

Stylishly fitted with a sleek white suite of concealed cistern WC; wash hand basin and walk-in shower enclosure. Panelling to half height and opaque UPVC double glazed side window. Access to loft.

Parking:

To the front of the home is a wide gravelled parking area, with a block paved driveway to the side leading to the garage/store. A block paved pathway leads to the front door and there is access to each side.

Garage/Store:

8'2" x 7'8" (2.51m x 2.36m)

The garage has been divided into two sections. The front part has an electronic up and over roller door; power and light. The rear of this area is the:

Utility Room:

8'2" max x 8'2" max (2.51m max x 2.51m max)

Fitted with a good range of storage cupboards and worktop with space and plumbing for washing machine. Door to side and door to rear.

Rear Garden:

This beautifully landscaped and tranquil rear garden, has been designed to create separate "rooms" to sit out and enjoy. The richly planted side garden catches the morning sun, whilst the seating area at the bottom of the garden catches the late afternoon sun. A wide, level pathway winds round the central lawn area and sweeps past the planted beds which surround it. The garden benefits from two super garden buildings:

Studio:

8'0" x 6'6" (2.46m x 2m)

Set to one side of the garden with power and light.

Workshop:

This fabulous building is divided in to two sections allowing complete flexibility of use as a home office or hobby room. The front part of the building measures 3.96m x 2.83m and has windows to the front and side; power and light. The rear part of the building also has power and light, with window to side, and measures 2.88m x 2.46m

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



Pop in for a chat
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