



34 The Green, Cowes  
£235,000



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This beautifully presented home, has been superbly updated by the current owners creating a modern, bright property which will appeal to a wide range of buyers. Located on The Green, a popular road in Cowes, the home offers great access to public transport, schools and local amenities. When entering the home you are welcomed by an open plan living/dining area leading through to a modern kitchen, with patio doors to the sunny rear garden. Upstairs you have two great size double bedrooms and a further single, all serviced by a family bathroom. The rear garden is low maintenance with a pretty summerhouse which is insulated and would make a perfect home office or gym. The home also benefits from rear access and a nearby en-bloc garage with parking to the front for 1 car. Freehold. EPC C-72. Council Tax Band - B

**UPVC double glazed front door to:**

**Living Area:**

15'8" max x 15'2" max (4.80 max x 4.63 max)  
A beautifully light room with large UPVC double glazed window to front. Stylish wooden effect flooring; under stairs storage cupboard and wide opening, linking the space to:

**Kitchen/Dining Area:**

15'1" max x 10'8" (4.61 max x 3.26)  
Flowing through from the living room with continued flooring, this great area has patio doors leading to the decked area of the garden. The kitchen sits to one side, with black marble effect worktops and glossy white

units with stainless steel ribbon style handles. Integrated electric oven and hob with extractor hood above and the stainless steel sink sits below the rear window with an outlook to the garden. Space and plumbing for washing machine and space for fridge/freezer.

**Stairs to:**

**First Floor Landing:**

With high ceilings and large storage cupboard housing the gas fired combination boiler with fitted shelving under. Doors to:





#### **Bedroom One:**

15'1" max x 9'7" (4.61 max x 2.94)

A pretty main bedroom with UPVC double glazed front window spanning the width of the room, enjoying views to The Green. Storage is provided by an overstairs cupboard, and there is a handy recess - perfect for wardrobes or drawers.



#### **Bedroom Two:**

9'3" max x 9'0" max (2.82 max x 2.75 max)

Another good size double room with large UPVC double glazed window to rear. Space for wardrobes.



#### **Bedroom Three:**

8'11" max x 6'0" max (2.72 max x 1.83 max)

Currently used as a dressing room, this single bedroom has a window to the rear.

#### **Bathroom:**

6'11" max x 5'10" max (2.13 max x 1.79 max)

A modern bathroom with tiled effect laminate flooring, fitted with chic white suite of WC; wash hand basin and bath with mixer tap/shower over with sleek black tiles surrounding the bath. Heated towel rail and hi-level opaque windows.

#### **Rear Garden:**

A south facing rear garden, laid to decking and lawn with steps down to a pathway along the side of the garden to a rear access gate, which leads to the nearby en-bloc garage. To one corner is a smart:

#### **Summer House:**

9'8" max x 7'10" (2.97 max x 2.39)

Partially insulated with single glazed wooden windows.

#### **Garage:**

16'9" max x 8'0" max (5.12 max x 2.46 max)

With up and over door and new flat roof.

#### **Parking:**

A single parking space sits in front of the garage.

#### **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)

