

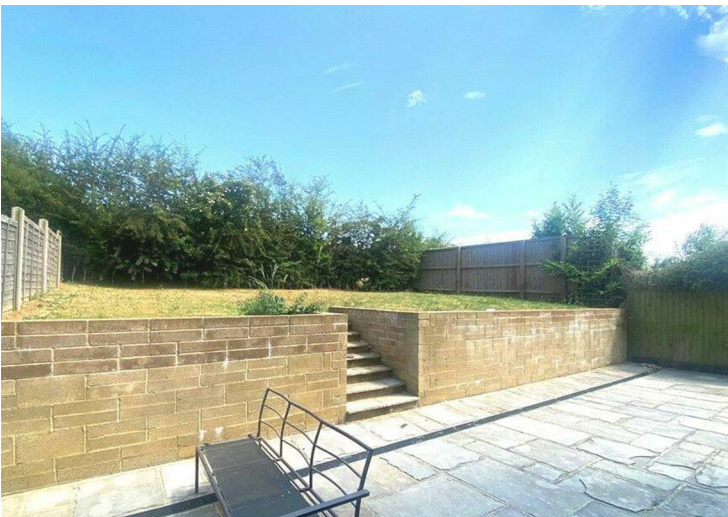
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wright
estate agency



Offers In Excess Of £450,000

13 Grace Woodford Drive, East Cowes, Isle of Wight, PO32 6FQ





Welcome to this exquisite executive detached home located on Grace Woodford Drive in the charming East Cowes. This stunning property boasts lovely views of the River Medina via the two balconies, offering a serene backdrop for your daily life.

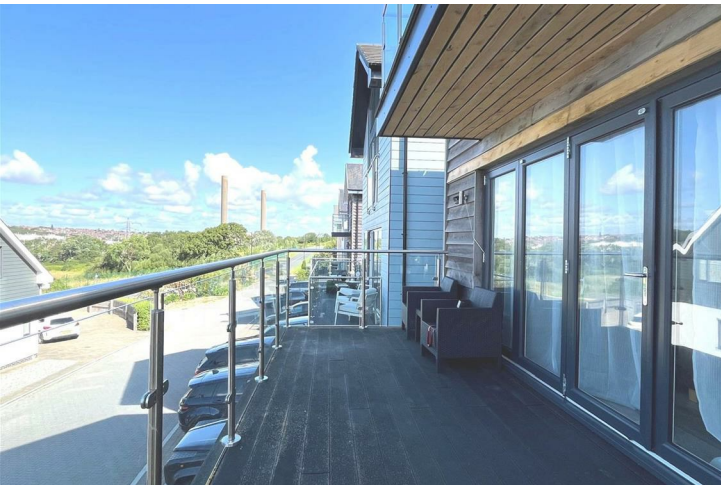
As you step into this large family home, you are greeted by a sense of space and elegance. The property is perfect for those looking for a peaceful retreat while still being conveniently close to schools for the little ones.

One of the standout features of this property is the garage and driveway, providing ample space for your vehicles and ensuring convenience for you and your family.

Imagine waking up to the tranquil views of the river, enjoying the spaciousness of this beautiful home, and knowing that everything you need is just a stone's throw away. This property truly offers the best of both worlds - a peaceful sanctuary with easy access to amenities.

The coastal resort of East Cowes has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under a mile away.

Don't miss the opportunity to make this house your home and experience the luxurious lifestyle it has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in East Cowes.



Hallway	
Bedroom 5	9'6" x 13'5"
Bedroom 4	12'10" x 10'3"
Bedroom 3	13'6" x 9'8"
Bathroom	9'8" x 6'3"
First Floor	
Lounge/ Dining Room with Kitchen	30'2" x 20'4"
Second Floor	
Bedroom 1	20'4" x 14'2"
En-suite	6'4" 6'3"
Bedroom 2	13'5" x 9'4"
Bathroom	8'7" x 5'10"

Outside
To the front of the property is a driveway providing off road parking for two cars. there is also a garage and gated access to the rear. The rear garden comprises a large patio area and lawn area. The balconies are located at the front of the property and accessed from the first and second floor.

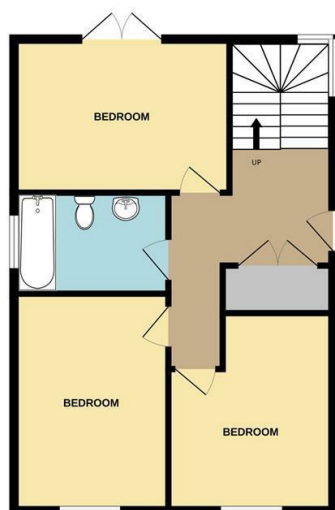
Council Tax
BAND E

Additional Information
Estate Charge - £190.00 per year

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



2ND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1760 sq.ft. (163.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

90 92



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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