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wright  
estate agency



**£320,000**

7 Oak Tree Way, East Cowes, Isle of Wight, PO32 6PL









Nestled in the desirable Oak Tree Way, East Cowes, this immaculate semi-detached house presents an exceptional opportunity for modern family living. With three well-proportioned bedrooms, this home offers ample space for a growing family or those seeking extra room for guests. The property boasts a utility room and two inviting reception rooms, perfect for both relaxation and entertaining, while the conservatory provides a delightful space to enjoy the garden views throughout the seasons.

The house features two modern bathrooms, ensuring convenience for all family members. The well-designed layout enhances the flow of the home, making it both functional and welcoming. The good-sized garden is a standout feature, complete with decked areas that are ideal for outdoor dining or simply enjoying the sunshine.

In addition to its charming interior, this property includes a garage and a driveway, providing ample parking and storage solutions. The location is highly sought after, offering a peaceful residential environment while remaining close to local amenities, transport links and seafront

This modern family home is truly a gem, offering comfort, style, and practicality in one of East Cowes' most appealing areas. Whether you are looking to settle down or invest, this property is sure to meet your needs and exceed your expectations.

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 half a mile away.



<b>Hallway</b>	
<b>Lounge</b>	12'5" x 13'0"
<b>Kitchen</b>	18'9" x 11'6"
<b>Dining Area</b>	
<b>Conservatory</b>	12'1" x 8'11"
<b>Utility Room</b>	7'7" x 6'6"
<b>Shower Room wc</b>	7'9" x 3'1"
<b>First Floor Landing</b>	
<b>Bedroom 1</b>	12'5" x 9'11"
<b>Bedroom 2</b>	10'3" x 9'10"
<b>Bedroom 3</b>	8'8" x 7'7"
<b>Bathroom</b>	8'1" x 6'10"

**Outside**

The front garden is laid to lawn with gated side access that leads to the rear garden. The rear garden is a good size and comprises a large lawn area, two decked areas which are ideal for those Al Fresco evenings, shrubs and storage.

**Parking**

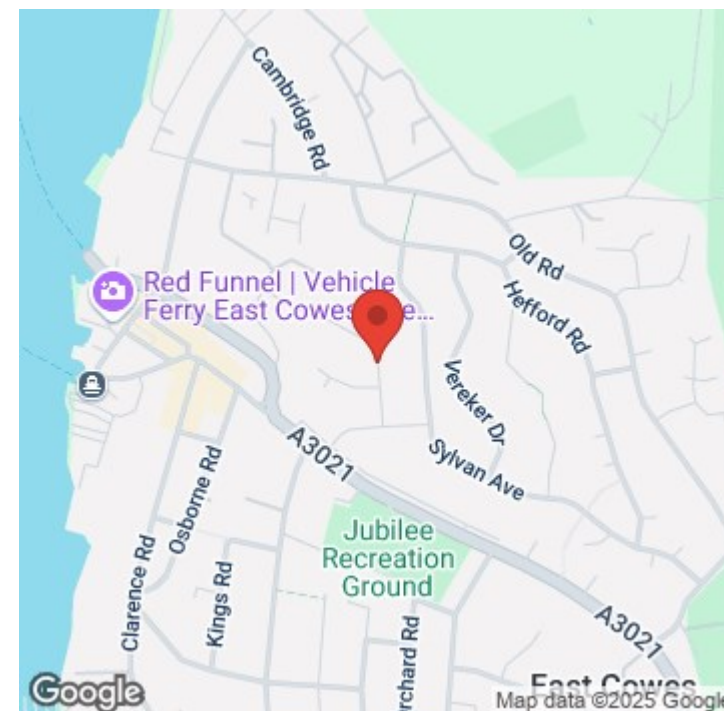
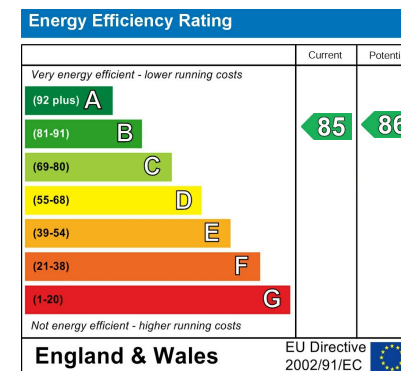
To the front of the property there is a driveway providing off road parking. There is also a garage with up and over door, power and light. The garage alos has access through to the utility room and measures 17'1" x 10'11"

**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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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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