

eastcowes@wright-iw.co.uk

wright  
estate agency



**£300,000**

38 Kingslea Park, East Cowes, Isle of Wight, PO32 6JW









Nestled in the desirable Kingslea Park area of East Cowes, this charming detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,130 square feet, the property boasts a well-thought-out layout that includes three spacious bedrooms and two modern bathrooms, making it ideal for families or those seeking extra space.

Built in 2000, this home has been meticulously maintained and is presented to a high standard. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The beautiful kitchen completes this stunning home. The property also features off-road parking for two cars, ensuring that you and your visitors will always have a convenient place to park.

One of the standout features of this home is the good-sized garden, which is beautifully presented and offers a wonderful outdoor space for children to play or for hosting summer gatherings. The location is particularly appealing, as it is situated close to local schools, making it an excellent choice for families with children.

In summary, this detached house in Kingslea Park is a fantastic opportunity for anyone looking for a well-appointed family home in a popular area. With its generous living space, lovely garden, and proximity to schools, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.

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 a mile away.



**Hallway**

**Lounge/ Diner** 17'4" x 11'1"

**Kitchen** 9'8" x 9'1"

**Shower Room** 7'5" x 4'11"

**Bedroom 3** 11'1" x 9'1"

**First Floor - Landing**

**Bedroom 1** 16'4" x 10'3"

**Bedroom 2** 16'4" x 9'3"

**Bathroom** 6'5" x 6'4"

**Outside**

The rear garden is a good size and has been landscaped to provide a low maintenance. There is a decked area with steps leading up to decorative shingle raised area. The top tier is laid to lawn.

**Parking**

To the side of the property there is driveway that provides off road parking for 2 cars.

**Tenure**

Freehold

**Council Tax**

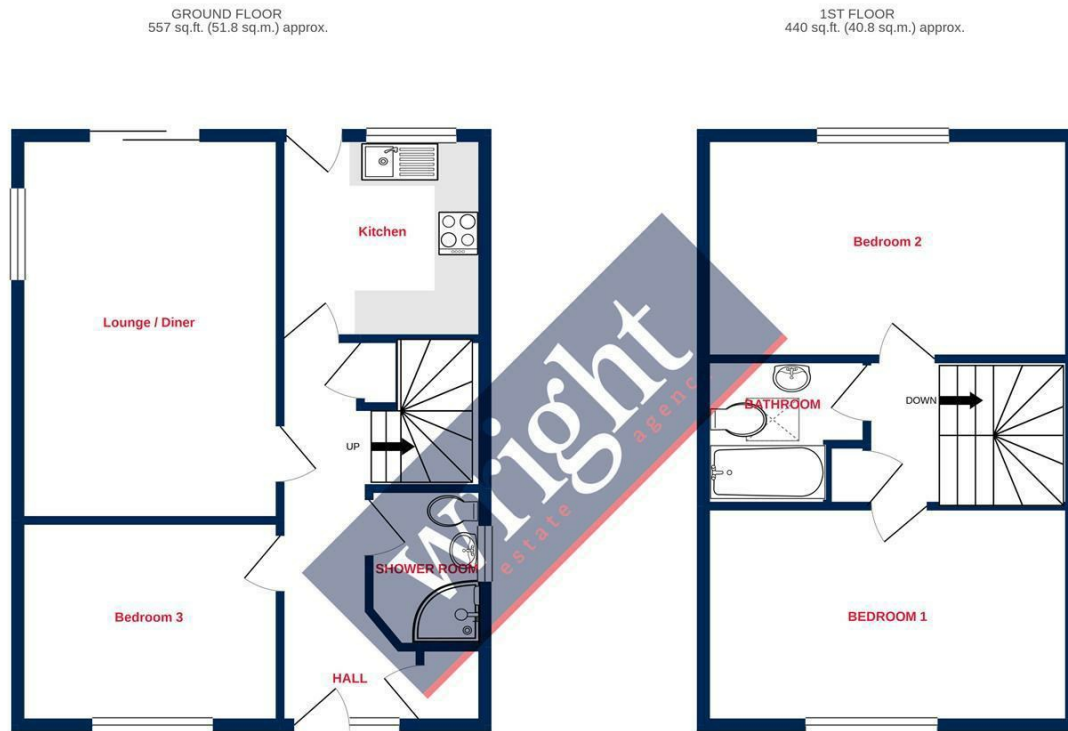
Band C

**Services**


Mains drainage, water, gas and electric

**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.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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                                 |         | 85  |
| (81-91) B                                   |         |   |
| (69-80) C                                   | 72      |   |
| (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  |



**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.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

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