



# Deauville Avenue

## Cowes

£425,000



Lancasters

Beautiful modern family home; newly built and super energy efficient, with solar panels. Finished with superior quality throughout, this home has 3 Double Bedrooms, 2 Bathrooms and sleek modern kitchen forming a stunning heart to the home. Off street parking for several cars, detached garage/home office and rear low maintenance garden. Located in a quiet private cal-de-sac just a short walk from local schools and within easy access of mainland transport links for those that may commute.





## 3 Bedroom Semi Detached House

### Entrance

Bright entrance hall leading into an open plan kitchen / diner with stairs to the first floor and storage under.

### Cloakroom

WC, basin, extractor, frosted window to front.

### Kitchen/Diner 17' 10" x 14' 0" (5.43m x 4.26m)

Stunning family space with large modern fitted kitchen with, a series of floor and wall mounted storage units in grey and light coloured worktops. Integrated electric hob, fridge, freezer, dishwasher and eye level electric cooker. Open plan dining area with window to the side and door to..

### Sitting Room 16' 11" x 13' 1" (5.15m x 3.99m)

Impressive Sitting Room stretching across the rear of the property with sliding doors out to the patio and rear garden.

### First Floor Landing

Large central landing. Walk-in cupboard and loft access with ladder. Doors to...

### Bedroom 1 12' 9" x 12' 6" (3.89m x 3.81m)

Luxurious master bedroom, with front aspect - en-suite.

### En-Suite

Complete with large shower cubicle, WC and vanity basin. Frosted window to the front.

### Bedroom 2 9' 6" x 9' 2" (2.9m x 2.8m)

A rear facing double bedroom.

### Bedroom 3 9' 10" x 6' 7" (3.0m x 2.0m)

Additional rear aspect bedroom - overlooking the garden.

### Bathroom

A well appointed family bathroom with separate shower cubicle, panelled bath, WC and vanity basin. Frosted window to the side.

### Outside

The property at the front has a block paved drive with parking for several vehicles, and access to the garage. Side gate to the rear garden. At the rear is a south facing, low maintenance garden with sandstone patio and space for plenty of seating. lawn is securely bordered with contemporary fencing, external power and lighting. Access to....

### Garage/Home Office 13' 5" x 8' 2" (4.1m x 2.5m)

Originally built as a single garage, this space has been thoughtfully converted, with necessary consents, into a versatile home office or gym. It features power sockets, lighting, and durable flooring for practicality and comfort. A side door and rear window provide natural light and ventilation. The addition of a convenient washroom with a W.C., basin, and shower cubicle enhances functionality, particularly for those using the space as a gym. Should the need arise, the space can easily be reverted to a single garage, as the original up-and-over door for vehicle access remains in place.

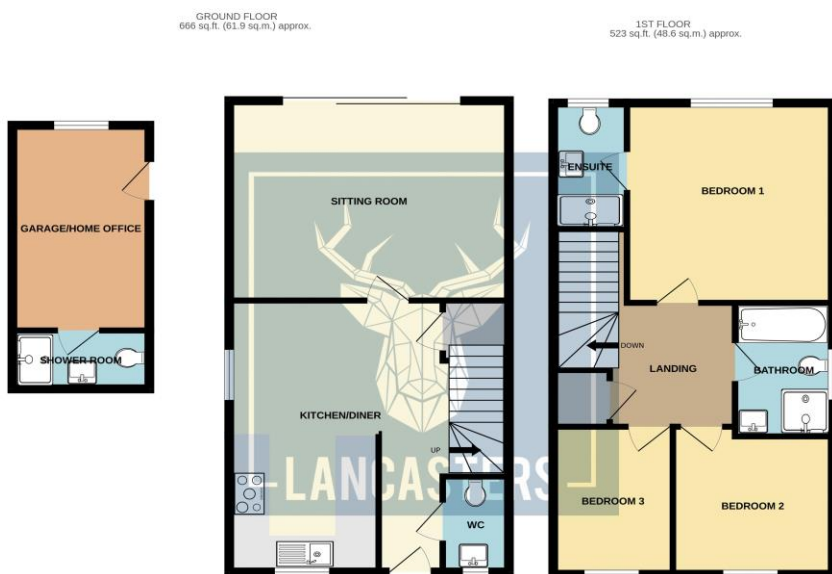
### Shower Room

Shower cubicle, basin and w/c.

### N.B

As the site is not yet complete a service charge for the development cannot be confirmed, but it is expected to be in the region of £150.00 per year. No service charge will be levied until the development has been completed.

### Solar PV units



TOTAL FLOOR AREA: 1189 sq ft (110.5 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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Tenure: Freehold

Council: C

EPC: B



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