



# The Ridge

Cowes  
£450,000



Lancasters

A beautifully appointed family home, situated in a picturesque and peaceful cul de sac at Medham Village. This 3 double bedroom semi-detached house has off street parking and a single detached garage - large front to back reception, well appointed kitchen diner, a wonderful spacious garden room and low maintenance sunny aspect rear garden and further more is complete with its very own solar panels and storage battery !!





## 3 Bedroom Semi Detached House

### Hall

A central hall with stairs and storage under. Decorative coloured parquet flooring.

### Sitting Room 17' 10" x 10' 9" (5.44m x 3.27m)

A large main reception, with picture window to the front and Crittall style sliding doors into the garden room.

### Garden Room 26' 9" x 8' 5" (8.15m x 2.57m)

A large additional reception across the rear of the property. with french doors onto the garden. A 'Warm Roof' makes this double glazed space a functional everyday room. From which you enjoys the views of your garden from the warmth on a winters day.

### Kitchen/Diner 17' 10" x 8' 9" (5.43m x 2.67m)

A large family room with granite counter tops and breakfast bar. Integrated floor and wall mounted storage units and appliances which include gas cooker, dishwasher, washing machine and fridge freezer.

### W/C

Situated at the end of the hall. w/c and basin. frosted window.

### First Floor

#### Bedroom 1 15' 0" x 9' 6" (4.57m x 2.9m)

An L-shape master bedroom with front aspect. Full width wardrobes with mirrored doors.

#### Bedroom 2 9' 6" x 8' 6" (2.9m x 2.6m)

A front aspect double bedroom. Fitted wardrobes.

#### Bedroom 3 10' 8" x 7' 8" (3.26m x 2.34m)

Double bedroom.

### Bathroom

A fully tiled family bathroom with panelled bath and shower over, w/c and basin.

### Garage 16' 9" x 8' 11" (5.1m x 2.73m)

A single detached garage with parking infront. A pitched roof provides excellent additional storage. Power and lighting. EV charging point.

### Outside

The property has a walled garden to the front and side access into the garden at the rear. The current owners have remodelled the rear garden, which now provides a beautiful, low maintenance space with a wonder sunny aspect.

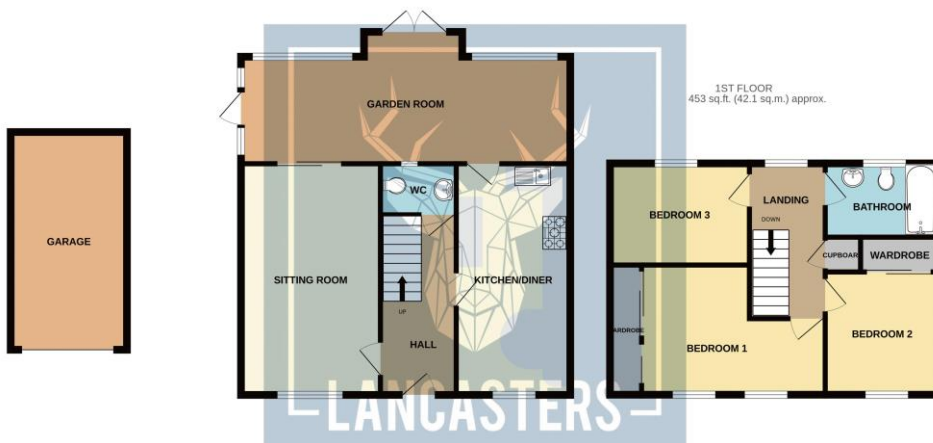
### Solar Panels

The current owners have fitted 11x solar PV panels to the property a 5kWh storage battery for surplus power. Supplied and installed by Scottish Power in 2022 with 10 year warranty.



GROUND FLOOR  
827 sq.ft. (76.9 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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: D

EPC: TBC



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