



# Selman Gardens

Cowes

£310,000



Lancasters

Immaculately presented home in a quiet cul de sac position on the outskirts of Cowes within easy reach of amenities and mainland transport links. With 3 bedrooms and 2 bathrooms, the property has also been previously extended to provided a wonderful garden room with glass lantern. Complete with off street parking, the property is available CHAIN FREE





## 3 Bedroom Detached House

### Entrance Hall

Good size entrance with stairs to first floor and under stairs cupboard.

### Lounge/Diner 13' 7" x 10' 8" (4.13m x 3.26m)

A lovely size room with window to side aspect. Glazed doors to the garden room.

### Kitchen 10' 8" x 5' 11" (3.26m x 1.81m)

Fitted with a range of wall, drawer and base units with work surfaces over. Integrated appliances and one and half bowl sink unit. Gas fired 'Vaillant' combi boiler. Window to front aspect.

### Garden Room 12' 4" x 10' 4" (3.77m x 3.16m)

A wonderful addition to the property. With glazed roof lantern and windows on all sides the garden can be enjoyed from the warmth of inside. Side door onto the garden.

### Bedroom 2 9' 10" x 9' 1" (2.99m x 2.78m)

Ground floor double bedroom. With front aspect.

### Bathroom

Ground floor - fitted with a white suite comprising bath with shower over, wash hand basin and WC. Window to rear aspect. Built in cupboard.

### First Floor Landing

Window to rear aspect. Doors to-

### Bedroom 1 14' 4" x 10' 8" (4.37m x 3.26m)

A lovely master bedroom with dormer window to front aspect and Velux to rear. Access to eaves storage. Door to-

### En-Suite Shower Room

Fitted with a suite comprising shower cubicle, wash hand basin and WC. Velux window.

### Bedroom 3 14' 4" x 7' 1" (4.37m x 2.17m)

Dormer window to front aspect, currently arranged as a twin.

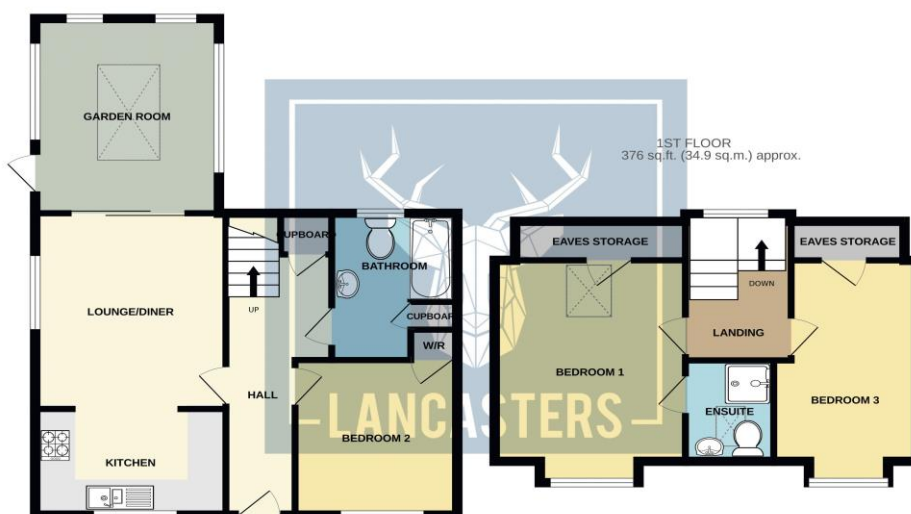
### Outside

The property enjoys a lawned front garden with drive providing off road parking to the side. Side access gate leads to the rear garden which is well stocked with a variety of mature trees and shrubs. Fish pond. Garden shed.



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

1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 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: C



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