

SPENCE WILLARD



60a Pallance Road, Northwood, Cowes, Isle of Wight

A modern home in a popular area providing light accommodation with ample parking and a rear garden with an outlook towards mature woodland

VIEWING

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60a Pallance Road

This detached home was built in 2016 as one of two contemporary properties occupying a sought-after location with easy access to Cowes. The home has an EPC energy rating of B and benefits from the remainder of an NHBC warranty. There are photovoltaic panels benefitting a Feed in tariff and an electric car charging point. In addition there is parking on the driveway for up to 4 cars and an easily maintained rear garden with decking and lawn, with an outlook towards mature woodland beyond.

Internally the well-presented accommodation has generous circulation spaces and a superb open-plan kitchen/ living room with bifold doors to the rear decked terrace. There is a further reception room, a utility room, a bedroom and bathroom on the ground floor with two further large double bedrooms on the first floor with vaulted ceilings. The principal suite includes a Juliet balcony making the most of the woodland outlook and Bedroom 2 having a south facing balcony.

ACCOMMODATION

Glazed canopy with front door with glazed inserts to:

HALL

A lovely light entrance to the property, staircase to first floor with glazed panels and understairs cupboard. Glazed French doors open to:

KITCHEN/LIVING ROOM

A generous open-plan living space with bi-fold doors giving access to the large wooden deck which spans the rear of the property as well as enjoying views over woodland. Kitchen Area fitted with a good range of wall and base units with granite effect worksurfaces and matching upstand, incorporating 1 ¼ sink with mixer tap over. Integral appliances include dishwasher, 5-ring gas hob and Neff double electric oven. Space and plumbing for American fridge/freezer. Central Island incorporating storage and breakfast bar. Tiled floor to

kitchen area.

UTILITY ROOM

Plumbing for washing machine and space for tumble dryer. Cupboard housing hot water tank and shelving, slatted shelves.

SITTING ROOM

A light room with bifold doors to the front. Contemporary electric fire.

BEDROOM 3

A double room with built in wardrobes.

BATHROOM

Stylishly tiled in Travertine throughout, with a bath, separate shower, wc and wash basin with cupboard beneath.

LANDING

With Velux roof window providing plenty of natural light.

BEDROOM 1

A generous room with vaulted ceiling and French doors to a Juliet Balcony enjoying views to the rear towards mature woodland.

BEDROOM 2

A double room with vaulted ceiling. Door leading to south facing Balcony with glass balustrading.

SHOWER ROOM

Glazed door to large shower, basin fitted to vanity unit with storage and wc. Heated towel rail. Velux roof window.

OUTSIDE

A block paved drive shared with the adjacent house provides a good sized parking area for up to 4 cars, enclosed by hedging along the front boundary. Gate to the side with small garden shed. To the rear is a large wooden deck accessed via the Kitchen/Living Room, with a small lawned area beyond enclosed by wooden fencing.

SERVICES Mains electricity, water, gas and drainage. Gas central heating. Solar panels with feed-in tariff to Scottish Power, this also feeds into the EV electric car charger and contributes to the heating.

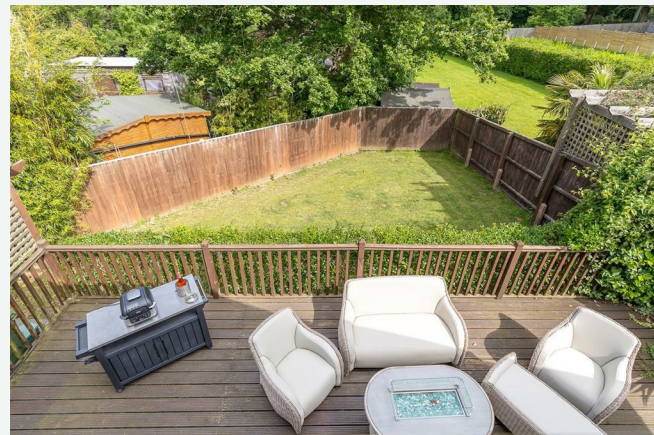
EPC Rating B

Tenure Freehold. Holiday lets are not permitted.

Council Tax Band E

Postcode PO31 8LW

Viewings All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



60A Pallance Road

Approximate Gross Internal Area
1632 sq ft - 152 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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