

SPENCE WILLARD



21 Ward Avenue, Cowes, Isle of Wight

A superbly located, well-presented detached property with views to Northwood Park, ample off-road parking and attractive gardens

VIEWING:

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Situated in a highly sought-after location, the property provides the rare attribute of good-sized and mature gardens with easy access to the town itself, being a short walk away through Northwood Park.

The house provides comfortable and versatile accommodation set over two floors, with a good ratio of bedrooms to living spaces, with four reception rooms to the ground floor and four bedrooms to the first floor. The property benefits from particularly light accommodation with large windows to enjoy the views of the gardens and to Northwood Park; and has been well-maintained with a new en-suite shower room having been recently installed.

There is a driveway providing off-road parking for three cars and the rear garden forms a delightful setting for the house and includes a large south and west facing terrace and a mature garden with workshop.

The property occupies an excellent position a short distance from both the town centre and seafront, with Northwood House & Park being a minute's walk away. This popular location enjoys easy access to the town with its array of amenities, including the high-speed Red Jet to Southampton with onward connections to London, as well as a selection of independent shops, bars and restaurants. It is also in the catchment area of many Ofsted rated 'Good' schools.

ACCOMMODATION

ENTRANCE HALL A spacious entrance with large full-height built-in coats and storage cupboard, deep alcove providing further hanging space and staircase to first floor.

SITTING ROOM A bright and spacious, triple aspect reception room with an outlook over both the front and rear gardens.



There is a woodburning stove set on a tiled hearth, two round stained-glass windows, with French doors opening to the:

GARDEN ROOM A versatile, largely glazed further reception room overlooking the rear garden with French doors providing direct access to the paved terrace.

KITCHEN With a good range of base and wall units, there is ample work surface with a composite sink and drainer set beneath the wide window overlooking the terrace and attractive rear garden. Integral Bosch dual ovens, Hotpoint ceramic hob with extractor over and space for a dishwasher. There is a part-glazed door providing access to the terrace and a wide opening to the:

DINING AREA With a large window overlooking the rear garden. Storage cupboard and large alcove ideal for further storage.

STUDY With an on outlook over the front garden and large storage alcove.

CLOAKROOM WC and wash hand basin, space and plumbing for both a washing machine and dryer (stacked).

FIRST FLOOR

LANDING Partially galleried with large stained-glass window. Large airing cupboard with slatted shelving and hatch access to loft space.

BEDROOM 1 A spacious double bedroom with an easterly outlook towards Northwood Park with built-in wardrobe cupboards.



SHOWER ROOM EN-SUITE Recently installed a modern suite comprising a large walk-in shower with glazed screen, WC, wash basin set on vanity unit with storage beneath and mirrored cabinet above. Heated towel rail.

BEDROOM 2 A double bedroom overlooking the rear garden.

BEDROOM 3 A double bedroom overlooking the front garden with views of Northwood Park.

SHOWER ROOM A modern suite with a large walk-in shower, wash basin, WC and heated towel rail.

BEDROOM 4 With westerly views of the garden.

OUTSIDE A driveway set between two brick pillars provides off-road parking for three cars, adjacent to which is a lawned garden principally enclosed by mature hedging. A gravel path leads around the southern side of the house to the rear garden whilst a wide concrete path leads around the northern side of the house where there is space for bins, and a **BOILER ROOM** housing a wall-mounted Vaillant gas fired boiler.

To the rear of the house is an extensive paved terrace extending the width of the property, with the kitchen and garden room opening out to this superb outdoor seating and dining area overlooking the delightful rear gardens. Principally laid to lawn with a mature Magnolia, bordering shrubs to a delightfully landscaped area which includes a variety of shrubs and ornamental trees, with a further seating area and terrace with adjacent **GARDEN SHED**. Adjacent to the terrace is a modern timber **WORKSHOP** clad in cedar with cedar shingle roof with power and lighting, a superb workshop or additional dry storage space. There is a further garden store with outside lighting.

PLANNING PERMISSION Ref. 22/01406/HOU was granted in September 2022 to remove the Garden Room and for a single/two storey rear extension to provide a large, open-plan kitchen living space, separate utility room, lift, principal bedroom suite and a balcony at first floor level on the front elevation with views towards Northwood Park.

POSTCODE PO31 8AY

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating.

EPC Rating C

COUNCIL TAX Band F

TENURE Freehold

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







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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