

SPENCE WILLARD



40 York Street, Cowes, Isle of Wight

This ideally situated period property has been renovated throughout to provide a comfortable family home with open plan kitchen living opening to the attractive rear garden with home office

VIEWING:

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This attractive period property provides three double bedrooms and has been renovated throughout, providing new kitchen and bath/shower rooms. The south facing kitchen dining room is generously proportioned and flooded with natural light, making for a sociable entertaining space opening to the low-maintenance, terraced rear garden with garden room presently utilised as a home office at the top.

Situated only a moments' walk from the popular High Street, the property is ideally positioned for easy access to the variety of independent shops, restaurants and bars, as well as sailing facilities including the numerous sailing clubs. The Red Jet High Speed passenger ferry is also within walking distance, providing regular high speed passenger ferry services to Southampton, with onward connections to London.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A useful space for coats and shoes with inner door opening to:

SITTING ROOM A lovely reception room with wooden flooring, bay window overlooking the front of the property and fireplace with log burner inset and fitted cabinetry to either side.

OPEN-PLAN KITCHEN DINING ROOM This kitchen is well-equipped with integrated Bosch appliances to include single oven and induction hob with extractor above, dishwasher, full height fridge/freezer and further undercounter freezer. There are ample storage cupboards, including a useful bin drawer to keep everything neat and tidy. Oak worksurfaces extend over the units to form extensive workspace and a kitchen island. Underfloor heating extends to the Dining Area with two roof lights and ample space for a dining table and chairs, with a door opening to the rear terrace.



FIRST FLOOR

FAMILY BATHROOM Recently created from a bedroom space and fitted with a large bath, wash basin and WC. Useful fitted cupboard in the fireplace.

SHOWER ROOM Fitted with quadrant shower cubicle, wash basin and WC. Cupboard housing Vaillant gas fired boiler with storage below. Separate **UTILITY CUPBOARD** with space and plumbing for a washing machine, with deep slatted shelving above.

BEDROOM 1 A good-sized double bedroom with bay window. Ornate fireplace with fitted storage cupboard to one alcove.

SECOND FLOOR

BEDROOM 2 A double bedroom with a Solent glimpse, ornate fireplace, and with access to boarded loft space with hanging rails for further storage and roof light.

BEDROOM 3 A further double bedroom with ornate feature fireplace and outlook over the rear garden.

OUTSIDE

To the rear of the property is a garden enclosed by fencing and set out over terraces to maximise the space. A door opens from the dining area to a decked terrace with built-in bench seating and an outdoor sink (with both hot and cold running water) and power, a perfect space to enjoy alfresco dining. Steps from here lead past planted borders to an area laid to astroturf, beyond which is the **HOME OFFICE/GARDEN ROOM** with power and lighting.

POSTCODE PO31 7BS

TENURE Freehold

COUNCIL TAX Band B

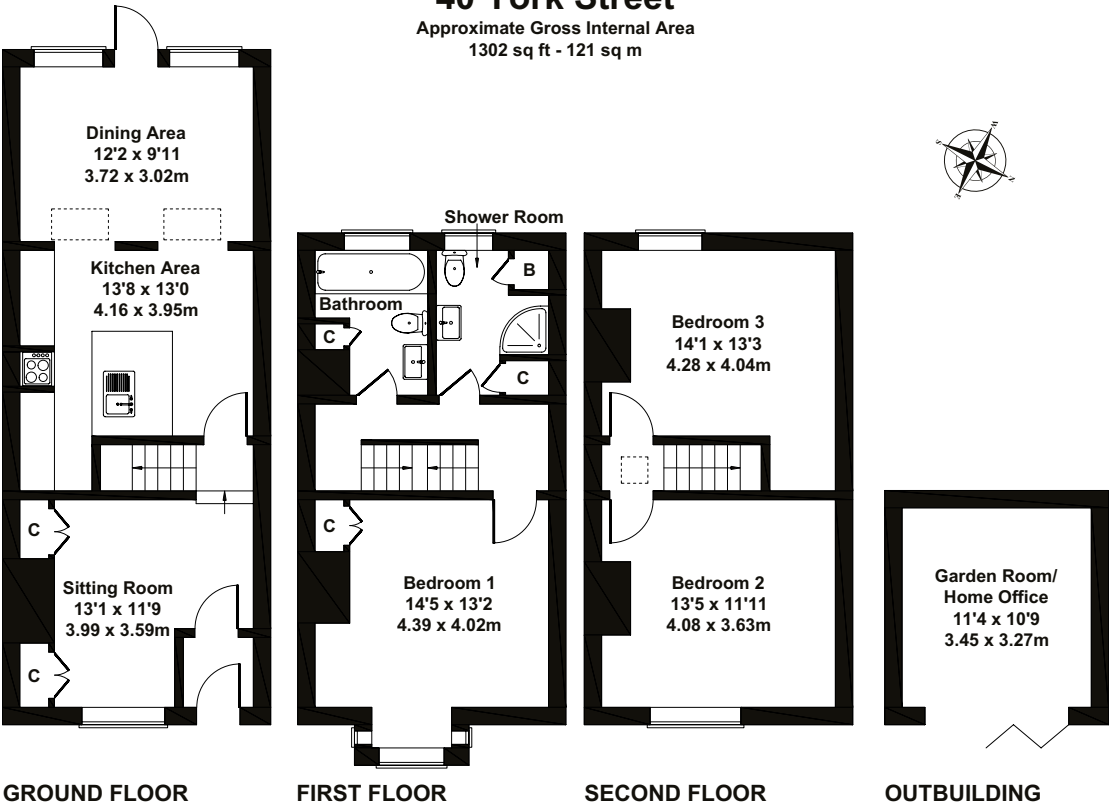
EPC Rating D

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

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



40 York Street
Approximate Gross Internal Area
1302 sq ft - 121 sq m



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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