



- 5 Bedroom detached
- Open plan living
- Enclosed sunny garden
- Double garage

16 New Barn Road, East Cowes, Isle Of Wight, PO32 6TL

£545,000

A nicely presented 5 bedroom detached home situated within a popular area within the town of East Cowes. Easy access to amenities including Waitrose, mainland routes and the ever popular Osborne House and its beautiful grounds.



Property Description

THE ACCOMMODATION WITH APPROXIMATE MEASUREMENTS COMPRISES

DOUBLE GLAZED DOOR TO

HALLWAY

Under stairs cupboard. Radiator. Stairs to first floor. Engineered oak flooring. Doors to

CLOAKROOM

Double glazed window to front aspect. Low level WC. Hand basin. Heated towel rail.

LOUNGE

16' 10" x 12' 07" (5.13m x 3.84m) Double glazed bay window to front aspect. Two radiators. TV point. Fire place with inset fire. Glazed double doors to:

KITCHEN/DINER/FAMILY ROOM

24' 03" x 11' 10" (7.39m x 3.61m) Fully fitted bespoke kitchen with matching wall, base and drawer units. Composite worktops. Engineered oak flooring. Matching Island with storage cupboards and seating area. Sink and drainer with mix tap. Fitted fridge/freezer. Fitted oven. Gas hob with extractor over. Two radiators. Sliding patio doors and double glazed window to rear aspect. Door to

UTILITY ROOM

9' 04" x 6' 02" (2.84m x 1.88m) Double glazed window to rear aspect. Double glazed door to side aspect. Engineered oak flooring. Plumbing and space for washing machine and tumble dryer. Fitted wall and base units. Radiator. Fitted wall hung Worcester boiler.

STAIRS TO FIRST FLOOR

LANDING

Airing cupboard. Loft access. Doors to





BEDROOM

10' 20" x 8' 00" (3.56m x 2.44m) Double glazed window to front aspect. Radiator. Open to

DRESSING ROOM

8' 11" x 4' 09" (2.72m x 1.45m) Double glazed window to rear aspect. Door to further walk in storage area.

MASTER BEDROOM

12' 06" x 11' 09" (3.81m x 3.58m) Double glazed window to front aspect. Radiator. Door to

ENSUITE

Fully tiled walls. Low level WC. Hand basin with vanity storage. Shower cubicle. Heated towel rail.



BEDROOM

11' 11" x 8' 08" (3.63m x 2.64m) Double glazed window to rear aspect. Radiator. Fitted wardrobe.

BEDROOM

8' 09" x 8' 04" (2.67m x 2.54m) Double glazed window to rear aspect. Radiator. Wardrobe inset (no doors)

BEDROOM

8' 09" x 10' 08" (2.67m x 3.25m) Double glazed window to rear aspect. Radiator.



BATHROOM

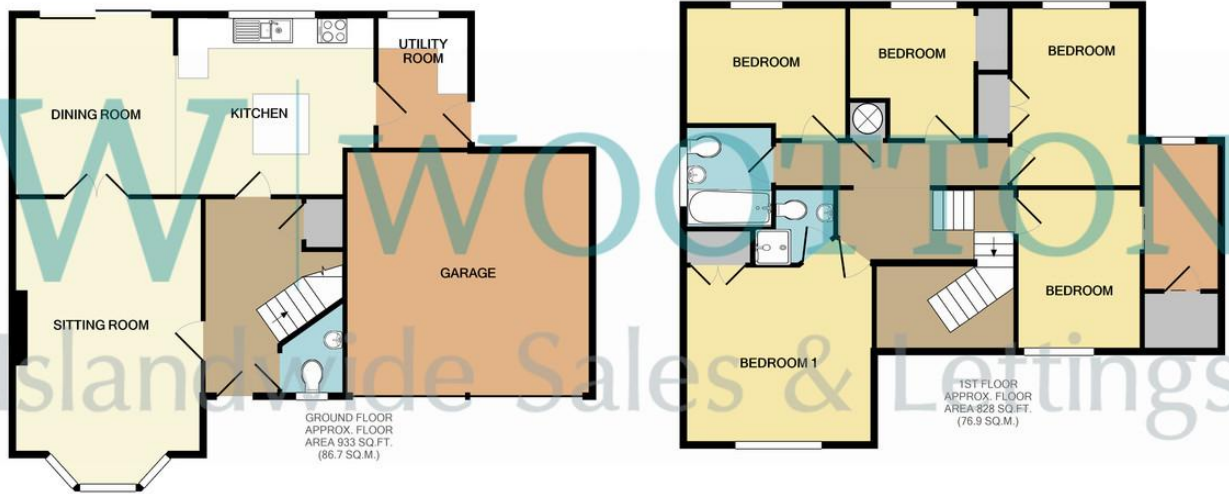
Double glazed window to side aspect. Heated towel rail. Low level WC. Hand basin with vanity storage. Bath with Power shower over and glass screen. Part tiled.

OUTSIDE

Rear

Fully enclosed. Large patio area. Planted borders with mature shrubs and flowers. Decked area. Small shed to side aspect. Raised beds.

Outside lighting. Water tap. Gate to front.



TOTAL APPROX. FLOOR AREA 1761 SQ.FT. (163.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Front.
 Double Garage.: Power, light and up and over door with French doors to rear aspect. Paved driveway. Small lawn area.

PLEASE NOTE:

THERE IS A YEARLY CHARGE OF £60 P.A. FOR THE SPRINGHILL ESTATE TO COVER THE OPEN AREAS WITHIN THE AREA.



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