



## 14 GRACE WOODFORD DRIVE, EAST COWES , PO32 6FQ

£525,000  
FREEHOLD

A stunning; 4-5 bedroom detached house approximately only 6 years old.. STUNNING RIVER views. Beautiful open plan living room. Balcony and en-suite to master bedroom. High quality, low maintenance home that is offered CHAIN FREE. PRIVATE SOLAR. BATTERY. AIR SOURCE HEAT PUMP.

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# 14 GRACE WOODFORD DRIVE

- Modern - hi tech 4 -5 bedroom home
- Beautifully presented throughout
- Stunning River Views.
- CHAIN FREE



## Open Hallway

Under floor heating to the ground floor. Radiators to the 1st floor

Beautiful open hallway which leads to the open plan living room and stunning River views. Storage. Staircase to 1st floor with under stairs cupboard.

## Open plan kitchen / Lounge / Diner 24'7" x 16'8"

Lounge / Diner  
Large bi-fold doors over looking the rear garden with fabulous river views. Large corner windows. Feature wood burner. Side door.

## Kitchen

Less than a year old. Full length fridge. Full length freezer. BORA INDUCTION HOB. Samsung oven with microwave over. Stainless steel sink and drainer with Quooker hot and sparkling tap. Built in dishwasher. Built in washing machine.

## Downstairs bathroom

Tiled floor. L shaped bath with shower over. Basin. Low level W.C. Heated towel rail.

## Bedroom 4 9'10" x 8'10"

Double glazed window. Tiled flooring.

## Study / Bedroom 5 7'6" x 8'10"

Large corner windows. Tiled flooring.

## Landing

Open landing with Velux window.

Large airing cupboard housing hot water tank.

## Master Bedroom 17'4" min x 11'1"

Huge master suite. 2 x double balcony doors leading to decked balcony with glass balustrade. Large mirrored built in wardrobes. Eaves. Radiator.

## En-suite

Large walk in shower. Basin. Low level W.C. Heated Towel rail.

## Balcony

Stunning River views.

## Bathroom

Velux window. Bath with shower over. Tiled splash back. Basin set into vanity unit. Low level W.C. Heated towel rail.

## Bedroom 9'10" x 8'10"

Double glazed window to front. Radiator.

## Bedroom 10'5" x 8'10"

Double glazed window. Radiator.

## Outside

Front.

Bloc paved off road parking. Electric car charge point.

Garage 6.8m x 3.2m

Electric roller shutter garage door. Power.



Insulated Outbuilding  
Double glazed with river views.

Rear garden  
With a fabulous backdrop of the River Medina.  
Mainly laid lawn. Patio area.

Side  
Air source heat pump. Shed. Solar edge battery  
storage.

Additional information.  
Private solar panels with private battery storage.  
Multi vent heat recovery .  
Private Road with a maintenance cost of approx  
£180 P/A  
Council Tax: Band D



## 14 GRACE WOODFORD DRIVE









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valuing people, not just property

TOTAL FLOOR AREA: 1525 sq.ft. (141.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements