



**MARVINS**  
ESTATE AGENTS



**35 DEAUVILLE AVENUE, COWES, PO31 7GA**

**ASKING PRICE £440,000**

A four bedroom Semi Detached home being approximately 3 years old and located within the prestigious development of Meadow View Park. With a sunny aspect to the rear, this home enjoys a separate Bedroom 4 /Office with its own entrance and en-suite facility. The main house benefits from underfloor heating throughout and a signature of these homes is the ground floor accommodation having a ceiling height of approximately 2.75 M offering a great feeling of space. There is a Master Bedroom with en-suite Shower Room and family Bathroom also with a shower. Off road parking and level rear gardens. Modern Kitchen with integrated units and granite work tops. Residue of building warranty. Early viewing is highly recommended.

**COWES OFFICE**

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**DOUBLE GLAZED ENTRANCE DOOR TO:**

**ENTRANCE HALL**

Open to Kitchen/Diner

**CLOAKROOM**

Low level WC, vanity wash basin and double glazed window.

**KITCHEN/DINER**

9'2" widening to 14'1" in to dining area (2.79m widening to 4.29m in to dining area)  
Conero flooring throughout. Range of modern floor and wall cupboards with granite worktops over. Inset sink unit and mixer tap over. Built in Bosh oven, grill and microwave. Integrated dishwasher. Ceramic electric hob. Cupboard housing gas boiler supplying under floor heating. Built in tumble dryer and washing machine. Extractor over cooking area. Stairs to upper floor off. Under stairs storage cupboard. Under floor Heating.

**LOUNGE**

16'10" x 13'1" (5.13m x 3.99m)  
Conero flooring. Large double glazed patio door to gardens. Television point. Under floor heating.

**FIRST FLOOR LANDING**

Loft access and drop down loft ladder. Built in linen cupboard.

**BEDROOM ONE**

12'6" x 13'1" (3.81m x 3.99m)  
Double glazed window. Television point.

**ENSUITE SHOWER ROOM**

Low level WC, vanity wash basin and shower cubicle with sliding door.

**BEDROOM 2**

9' x 9'8" (2.74m x 2.95m)  
Double glazed window.

**BEDROOM 3**

6'10" x 10'1" (2.08m x 3.07m)  
Double glazed window.

**FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment over. Low level WC. Vanity wash basin. Corner shower cubicle. Double glazed window and inset ceiling lights.

**OUTSIDE**

Driveway with ample paved car hard standing. Graveled gardens to front. Side access leads to rear gardens laid mainly to lawn with mature shrub borders. Base for shed. Large Paved patio area. Outside power point and water taps. Entry light.

**ACCESS TO BEDROOM FOUR / OFFICE**

13'8" x 8'5" (4.17m x 2.57m)

Double glazed window and door. Fully converted room, suitable for a variety of uses including Studio/Bedroom or Office.

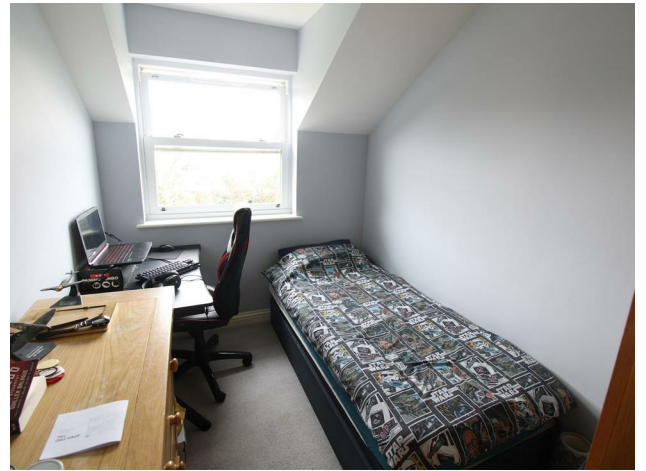
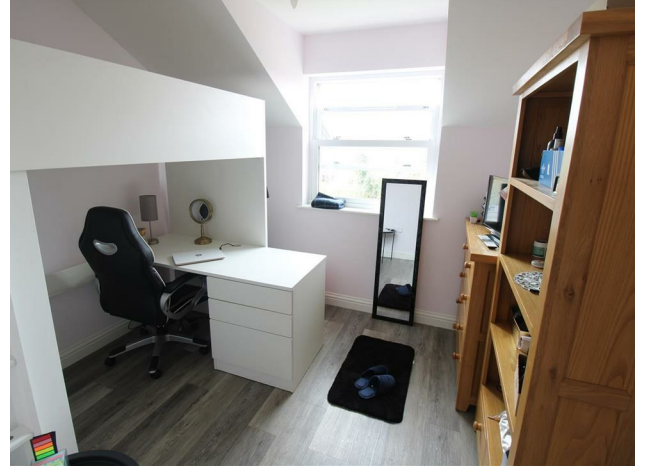
**EN-SUITE SHOWER ROOM**

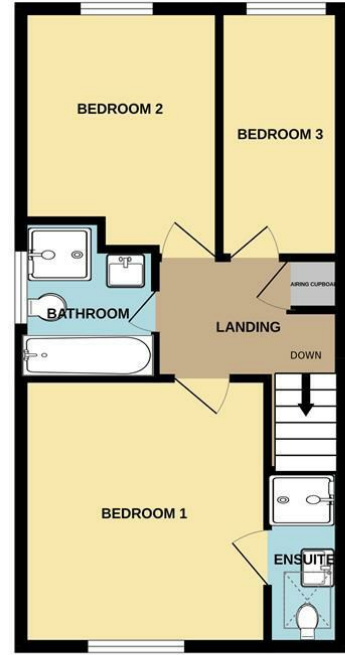
Vanity wash basin. Shower cubicle. Part tiled walls. Low Level Wc.

**TENURE**

This property is Freehold.  
Council Tax Band C







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>90</b>	<b>91</b>
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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