



**MARVINS**  
ESTATE AGENTS



## **PINECROFT PARKLANDS AVENUE, COWES, PO31 7NH**

**£495,000**

A super Detached Four Bedroom family home located in popular Parklands Avenue within easy access to Cowes Town and transport links to both town centre and Newport. This home offers four double bedrooms, ground floor bathroom as well as an upstairs shower room. The spacious Kitchen/Diner extends some 30' and there is a Lounge with patio doors to the rear opening on to the Veranda with gardens. A Garage sits to the side of the property. Warmed by Gas central heating, the property has a lovely feel to it and we recommend a viewing at your earliest convenience.

### **COWES OFFICE**

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# PINECROFT PARKLANDS AVENUE, COWES, ISLE OF WIGHT PO31 7NH

Double glazed Entrance Door to:

## ENTRANCE PORCH

Double glazed window and tiled flooring.

## ENTRANCE HALL

Radiator. Stairs to first floor off. Understairs storage cupboard.

## LOUNGE

17'9" x 12'11" (5.41m x 3.94m)

Radiator. Double glazed window and sliding patio doors to veranda and patio. Attractive fireplace with fitted coal effect gas fire. Television point.

## KITCHEN/DINER

30'7" x 9'10" (9.32m x 3.00m)

Double aspect Dining Area with double glazed windows. Radiator. The Kitchen is fitted with a range of floor and wall cupboards with bevel edged work tops. Inset sink unit with mixer tap over. Gas cooker point. Fitted two burner ceramic hob with stainless steel extractor hood. Plumbing for washing machine and dishwasher. Double glazed stable doors to rear garden. Tiled splashbacks. Laminated wood flooring throughout. Double glazed window.

## BEDROOM FOUR

9'11" x 9'11" (3.02m x 3.02m)

Radiator. Double glazed window.

## BATHROOM

Radiator. Double glazed window. Tiled flooring. Part tiled walls. Shaped panelled bath and shower over. Low level WC and pedestal wash basin. Built in shelved cupboard.

## FIRST FLOOR

Spacious Landing. Built in cupboard housing Baxi gas boiler. Further storage cupboard extending in to eaves storage space. Loft access.

## BEDROOM ONE

13'3" x 10'6" (4.04m x 3.20m)

Double glazed window. Radiator.

## BEDROOM TWO

10'8" x 10'1" excluding cupboard space (3.25m x 3.07m excluding cupboard space)

Large built in cupboard space with folding doors. Radiator. Double glazed window.

## BEDROOM THREE

14'6" x 7'5" (4.42m x 2.26m)

Radiator. Double glazed window.

## SHOWER ROOM

Tiled shower cubicle with electric shower. Low level WC, vanity wash basin and cupboard storage below. Towel rail/radiator. Double glazed window.

## OUTSIDE

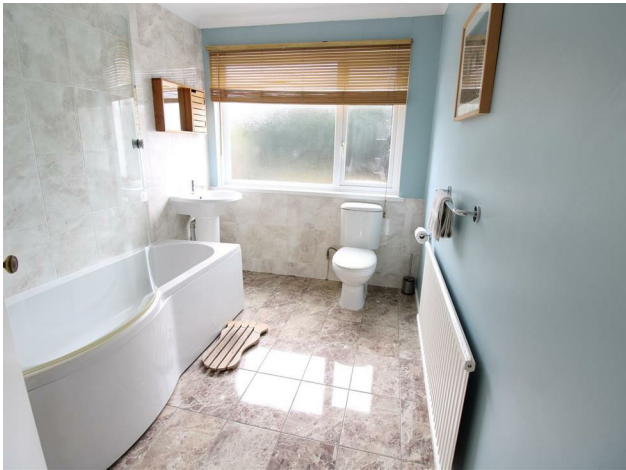
Rear garden laid mainly to lawn with flower and shrub beds. Covered veranda with paved patio and further decked patio area. Outside water tap. Gated side access. Garage 9'2" x 19'4". Personal rear access door and double glazed window with up and over door to front. Power and light. Front garden laid to lawn. Driveway and hardstanding suitable for two vehicles leads to the garage.

## TENURE

This property is Freehold.  
Council Tax Band D













### Ground Floor



### First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! All measurements are approximate.  
Plan produced using PlanUp.



#### 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		
	69	80
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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