



MARVINS
ESTATE AGENTS



2 THE PIPPINS BELLEVUE ROAD, COWES, PO31 7UU

£575,000

A most comfortable and spacious four double bedroom chalet bungalow, located in a quiet private cul de sac position. Built approximately 23 years ago this home offers two ensuite facilities to the first floor bedrooms and a family bathroom to the ground floor. There is a bright and airy lounge with adjoining twin doors to the dining room and French doors to the large raised deck with its views over the rear garden, to East Cowes and the Solent beyond. To the front there is ample car parking leading to the integral garage. The rear gardens are large and include a substantial work shop and garden store. Gas heating and double glazing installed. Early viewing is highly recommended by appointment

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Double glazed entrance door to:

ENTRANCE PORCH

Double glazed window. Semi glazed door to:

SPACIOUS ENTRANCE HALL

Two radiators. Stairs to upper floor off. Under stairs cloaks cupboard.

LOUNGE

15'3" x 18'9" max (4.65m x 5.72m max)

Two radiators. Double glazed window and French doors to raised deck. Views to the Solent and East Cowes. Twin doors opening to:

DINING ROOM

8'11" x 14'3" (2.72m x 4.34m)

Radiator. Double glazed window and Solent views. Returning door to Hall.

KITCHEN

17'3" x 7'9" (5.26m x 2.36m)

Range of floor and wall cupboards with bevel edged work tops. Inset stainless steel sink unit with mixer tap over. Fitted gas hob and built in electric double oven below. Beko dishwasher included. Double glazed window and views. Double glazed door to deck. Radiator. Tiled floor. Door to:

UTILITY ROOM

10'5" x 4'11" (3.18m x 1.50m)

Fitted floor and wall cupboards with bevel edged worktops. Beko washing machine and tumble dryer. Clothes airer. Integral door to Garage.

BEDROOM THREE

11'8" x 9'9" (3.56m x 2.97m)

Double glazed window. Radiator.

BEDROOM FOUR

9'10" x 9'7" (3.00m x 2.92m)

Double glazed window. Radiator.

BATHROOM

Double glazed window. Radiator. Panelled bath with Mira shower over and folding shower screen. Low level WC. Pedestal wash basin.

FIRST FLOOR LANDING

Built in linen cupboard and electric space heater.

BEDROOM ONE

13'8" x 9'9" excluding door recess (4.17m x 2.97m excluding door recess)

Large built in storage and hanging cupboard. Under eaves access. Double glazed window. Fine views to Solent and East Cowes. Radiator.

EN-SUITE SHOWER ROOM

Walk-in shower. Pedestal wash basin. Low level WC. Radiator. Tiled walls. Velux window light.

BEDROOM TWO

13'8" x 9'5" (4.17m x 2.87m)

Radiator. Double glazed window. Under eaves access.

EN-SUITE SHOWER ROOM

Tiled shower cubicle and folding door. Low level WC. Pedestal wash basin. Radiator. Velux window light.

OUTSIDE

To the front of the property there is a brick paved hardstanding for several cars leading to the integral garage. 16'4" x 8'2", housing the gas boiler, power, light and shelving for storage. Side access leads to the large mature rear gardens which are mainly laid to lawn with many shrubs and plants. There is a pergola and walk through to the lower part where there is a large ornamental pond.

Within the garden there is a substantial timber workshop 11'1" x 9' with power and light and a garden store 10'4" x 11'3" with power and light. A large raised decked area, full width of the house to the rear.

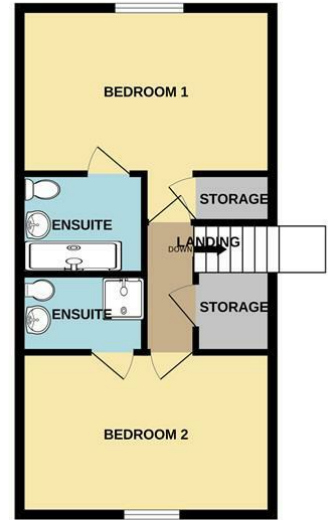
TENURE

This property is Freehold. Council tax band E

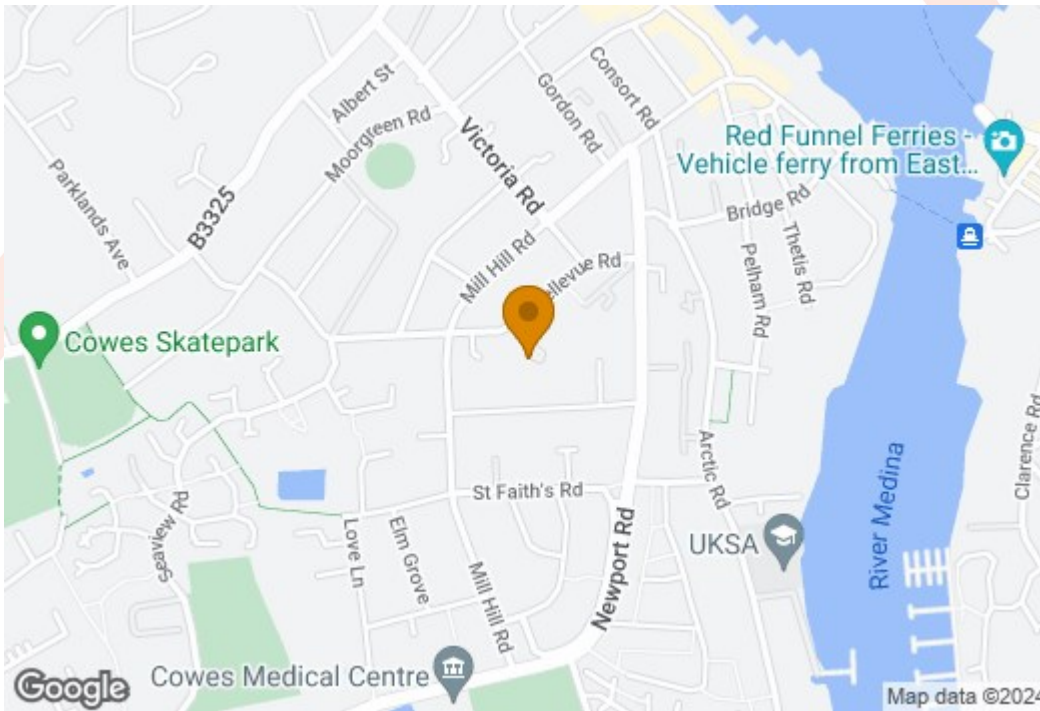








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
	74	82
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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