



MARVINS
ESTATE AGENTS



125 PALLANCE ROAD, COWES, PO31 8LS

£479,000

This most beautifully presented detached bungalow situated in a sought after location boasts 3 bedrooms (the master with en-suite), providing ample space for comfortable living. The property features a super open plan living space and its contemporary design and decor create a welcoming atmosphere that is perfect for both relaxing and entertaining. A tasteful and stylish Kitchen complements the living space perfectly.

Step out on to the outside terrace from the French style double doors where you will be treated to well maintained gardens. At the foot of the garden is a superb and versatile Summer Chalet/home office.

A charming location that offers the best of both worlds with its proximity to the countryside and easy access to links to Southampton.

Don't miss out on the opportunity to make 125 Pallance Road your new home. Contact us today to arrange a viewing and experience the charm and style of this beautiful home for yourself.

COWES OFFICE

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125 PALLANCE ROAD, COWES, ISLE OF WIGHT PO31 8LS

Front door to:

RECEPTION HALL

Radiator. Cupboard.

BEDROOM TWO

11'10" x 10'9" (3.61m x 3.28m)

Rear aspect. Radiator.

BEDROOM THREE

11'10" x 10'9" (3.61m x 3.28m)

Front aspect. Radiator.

FAMILY BATHROOM

White suite comprising bath, WC, wash hand basin, shower cubicle and radiator.

LIVING AREA

The delightful open plan space off the Kitchen & Dining area, with its vaulted ceiling and aspect over the rear gardens. Open Skylight windows drawing in maximum light. Additional side doors to outside patio.

KITCHEN & DINING AREA

15'7" x 26'4" max (4.75m x 8.03m max)

A well appointed stylish Kitchen incorporating the Dining area, with a super open aspect over the living space. The Kitchen comprises a range of units with complementary work surfaces and tiling. Hotpoint Oven and separate gas hob with extractor above. Butler style sink unit.

UTILITY ROOM

Including space for appliances discreetly hidden beyond stylish sliding door.

BEDROOM ONE

11'11" x 13'3" (3.63m x 4.04m)

Front aspect. Radiator. Dressing area. Cupboard. Linking the Bedroom and En-suite is a useful dressing area.

EN-SUITE

Contemporary and stylish Large En-suite with shower, WC, wash hand basin and heated towel rail.

OUTSIDE

Ample parking is enjoyed to the front of the property. The gardens are found to the rear and are a delight. Well established by the current owners there is a super terrace off the rear of the property (accessed by patio doors off the Living Room) with a lawned area beyond. To the rear of the garden is the Chalet/ Home office.

CHALET

At the rear of the garden is a the Chalet. Measuring approx 8m x 4m its a versatile building which lends itself perfectly as a home office or extra accommodation to use as you so wish. Included within the building is also a shed area measuring approach 3m x 2m and a store measuring approx 2m x 1m. Aesthetically, it fits perfectly within the garden.

TENURE

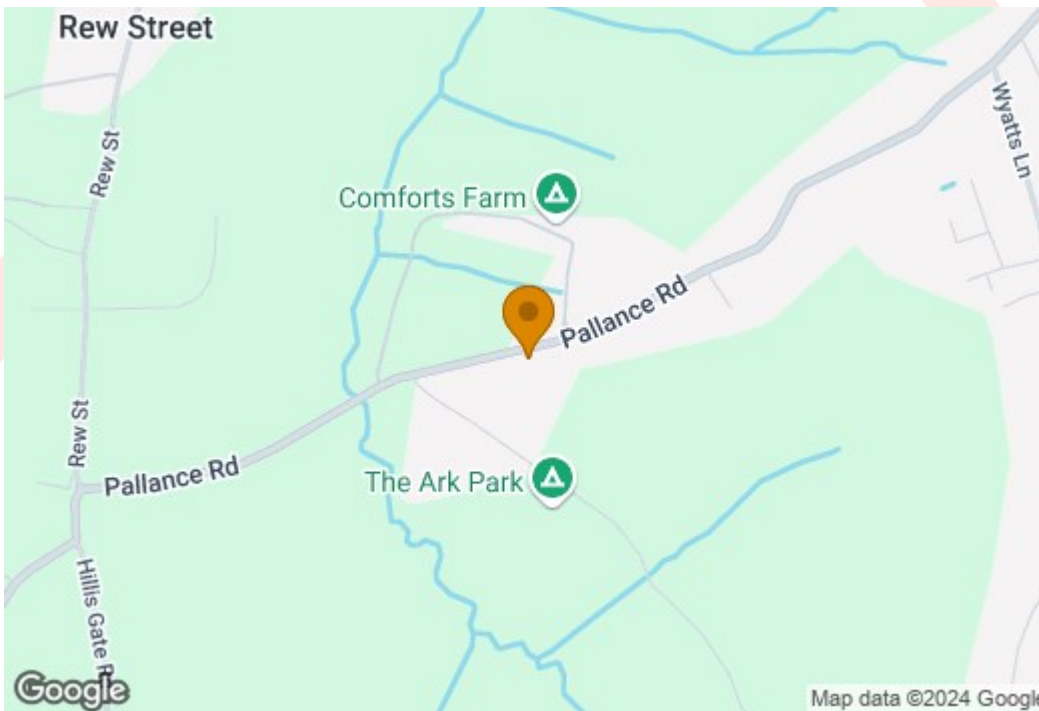
This property is Freehold. Council tax band D



Ground 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) A		83
(81-91) B		
(69-80) C	69	
(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 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		
England & Wales		EU Directive 2002/91/EC

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