



**MARVINS**  
ESTATE AGENTS



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

**ASKING PRICE £455,000**

Welcome to 33 Deauville Avenue, a stunning Semi Detached House situated on the sought after Meadow View Park new estate located just off Place Road in the bustling town of Cowes, close to local schools as well as links to Southampton. Boasting three double bedrooms ( the master with En-suite), this home was constructed in 2020, its design blending classic British architecture with contemporary living. Features include a super open plan Kitchen and Dining area along with a separate Lounge which opens on to the outside terrace, perfectly blending indoor and outdoor living. On the first floor are three double bedrooms the master including an En-Suite. The property was constructed using energy saving building technology and benefits from closed water loop underfloor heating throughout. The rear gardens enjoy a westerly aspect, perfect for afternoon sunshine and sunsets. As the pictures show, this is an an absolute must-see home and will suit a variety of different purchasers.

**COWES OFFICE**

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## 33 DEAUVILLE AVENUE, COWES, ISLE OF WIGHT PO31 7GA

Light entrance hall leading to the Kitchen and Dining area. Camaro Herringbone flooring which extends throughout the ground floor. Underfloor heating. Internal oak doors. Stairs off. Understairs cupboard.

### CLOAKROOM

WC and vanity unit with wash basin.

### KITCHEN & DINING AREA

17'11" x 16' (5.46m x 4.88m)

A super open plan space serving as the heart of the home. The Kitchen is finished with Chelford slate grey units which perfectly compliment the decor. Integrated appliances including fridge/freezer, single hob, double oven (including microwave), dishwasher and wine cooler.

### LOUNGE

18'10" x 14'2" (5.74m x 4.32m)

The Lounge is bright, covers the width of the property and enjoys a super aspect over the rear garden. Patio doors on to the outside terrace and gardens blend indoor and outdoor living.

First Floor spacious landing with access to the boarded loft. Airing cupboard.

### BEDROOM ONE

14'5" x 13'1" (4.39m x 3.99m)

Front aspect. Wardrobes.

### EN-SUITE

Including shower cubicle, WC and vanity unit with wash basin. Heated Towel rail.

### BEDROOM TWO

10'6" x 10' (3.20m x 3.05m)

Rear aspect. Westerly aspect.

### BEDROOM THREE

10' x 7'10" (3.05m x 2.39m)

Rear aspect.

### BATHROOM

Well appointed to include panelled bath, shower cubicle, WC and vanity basin. Heated Towel rail.

### OUTSIDE

Approached via a block paved drive with parking for several vehicles and access to the GARAGE which also includes a sink unit and units along with plumbing for washing machine. Side door to garden. Side access to rear garden. A super westerly facing garden laid mainly to lawn along with a lovely terrace patio - the ideal place to enjoy the garden, the afternoon sun and evening sunsets. Complimentary outside lighting sets the mood perfectly. Outside Hose and electric point.

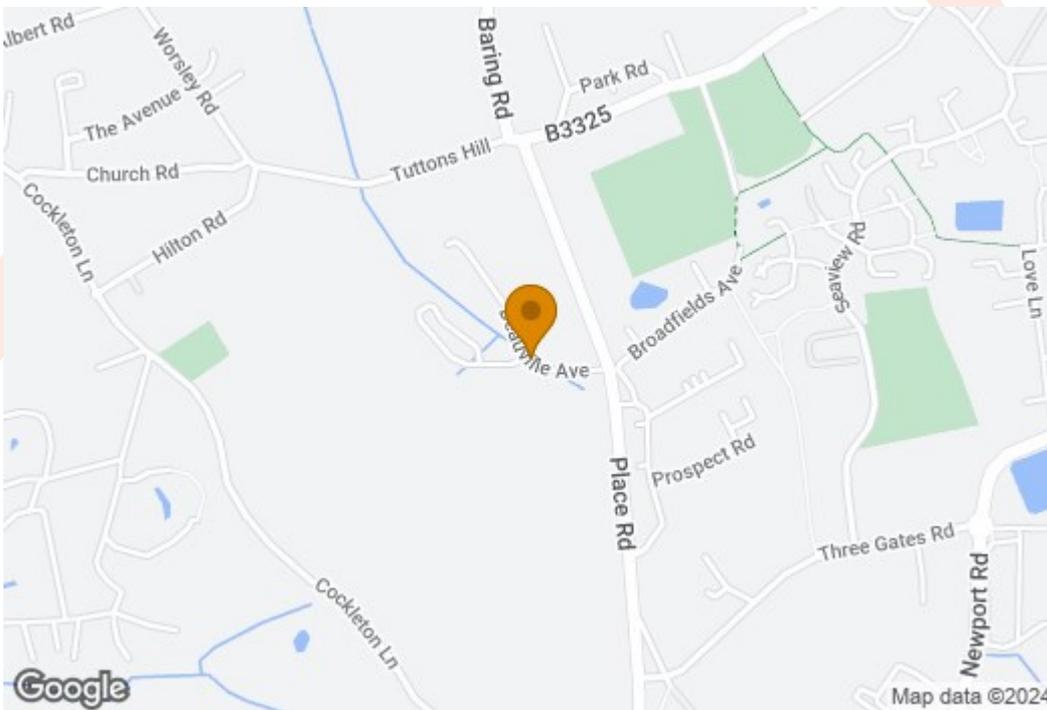
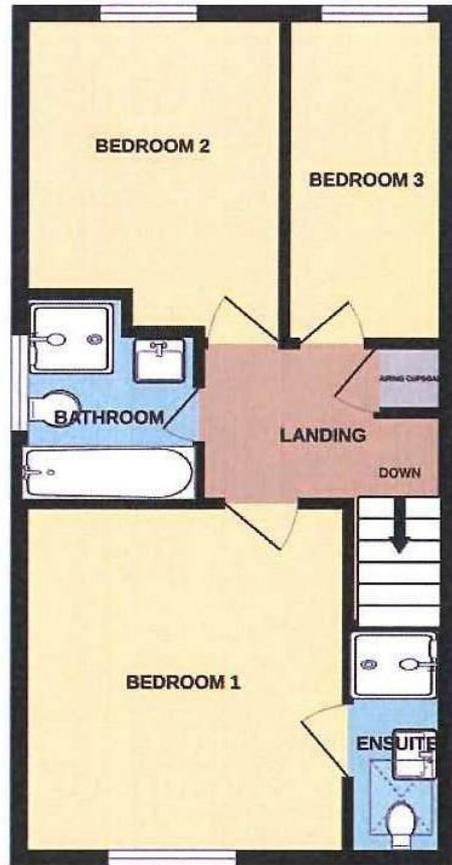
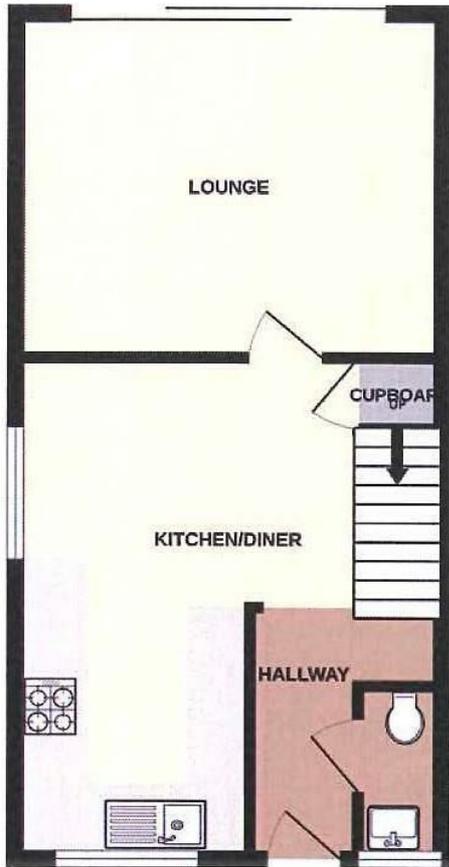
### TENURE

This property is Freehold. Council tax band C.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	91	92
(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>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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