



**MARVINS**  
ESTATE AGENTS



## 54 PARKLANDS AVENUE, COWES, PO31 7NH

**£415,000**

This spacious link detached four-bedroom home is located on the ever-popular Parklands Avenue, offering easy access to Cowes town centre, the high-speed passenger ferry to the mainland, and local schools—making it an ideal choice for families and commuters alike.

The property has recently been updated, benefiting from a brand-new bathroom, fresh redecoration throughout, and new first-floor floor coverings. A generous conservatory extends the living space to the rear, providing a bright and versatile area overlooking the garden.

Conveniently, the ground floor includes a well-proportioned bedroom complete with its own en-suite shower room, perfect for guests or multi-generational living.

Additional features include: Rear gardens, Off-road parking to the front, Double glazing and gas central heating. Offered chain-free, this is a great family home in a sought-after location, ready for immediate occupation.

### COWES OFFICE

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Glazed door to small entrance porch with further multi-paned door into:

### HALLWAY

Spacious entrance hall, decorated in light neutral tones with staircase leading to the first floor. Radiator. Step down to access to outside.

### BEDROOM FOUR/STUDY

7'7" x 10'7" (2.31m x 3.23m)

Good size space which could be utilised in a variety of ways with sealed unit double glazed window to the rear.

### EN-SUITE

Comprising corner shower cubicle, pedestal wash hand basin, low level WC and heated towel rail.

### LIVING ROOM

21'6" x 11'4" max (6.55m x 3.45m max)

Well presented attractive living space decorated in light tones with central focal fireplace in surround. Laminate wood flooring. Double glazed window to the rear and further double glazed sliding patio doors leading in to the Conservatory. Radiator. Multi paned French Doors to the:

### KITCHEN/DINING ROOM

21'2" x 8'6" (6.45m x 2.59m)

With laminate flooring throughout. Kitchen area comprises a range of light coloured drawer and base units with wood worksurfaces over incorporating a sink and drainer. Built in electric oven and gas hob. Dishwasher, washing machine and fridge freezer. Large under stairs cupboard. Double glazed window to the front. Door way back through to the Hallway. Archway into the Dining Area providing plenty of space for a family sized table and chairs. Full height single glazed window to the front. Radiator.

### CONSERVATORY

13'3" x 9'3" (4.04m x 2.82m)

Attractive good sized Conservatory from which a lovely view of the garden can be enjoyed. French doors also lead to the garden. Tiled flooring and radiator.

### FIRST FLOOR LANDING

Loft hatch. Airing cupboard housing the Vaillant gas fired boiler. Doors to:

### BEDROOM ONE

11'9" x 10'4" (3.58m x 3.15m)

Double room with wide double glazed window to the rear looking to the garden. Radiator.

### BEDROOM TWO

11'2" x 8'8" (3.40m x 2.64m)

Double room with double glazed window to the rear. Radiator.

### BEDROOM THREE

10'5" x 8'8" (3.18m x 2.64m)

Double room with wide double glazed window to the front letting in plenty of natural light. Radiator.

### BATHROOM

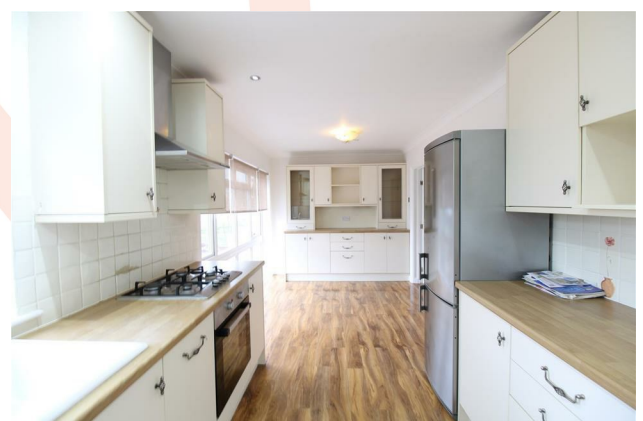
Good sized bathroom with classic white suite comprising WC, pedestal wash hand basin, bath with mixer taps and a separate shower cubicle. White tiling to half height. Ladder style heated towel rail plus separate radiator. Opaque double glazed window to the front and side.

### OUTSIDE

The lovely secluded rear garden benefits from sun throughout much of the day and has been well maintained by the present owners. Directly adjacent to the house is a flagstone patio area, ideal for outside dining and barbeques etc. A step then leads up to the planted area of the garden which is set over two levels and enclosed by an abundance of mature shrubs. A central oak tree also provides a lovely feature.

### TENURE

This property is Freehold. Council tax band D.









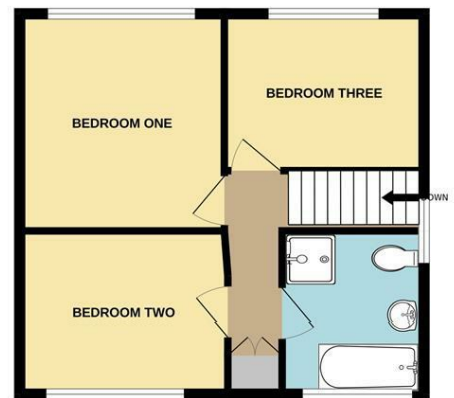




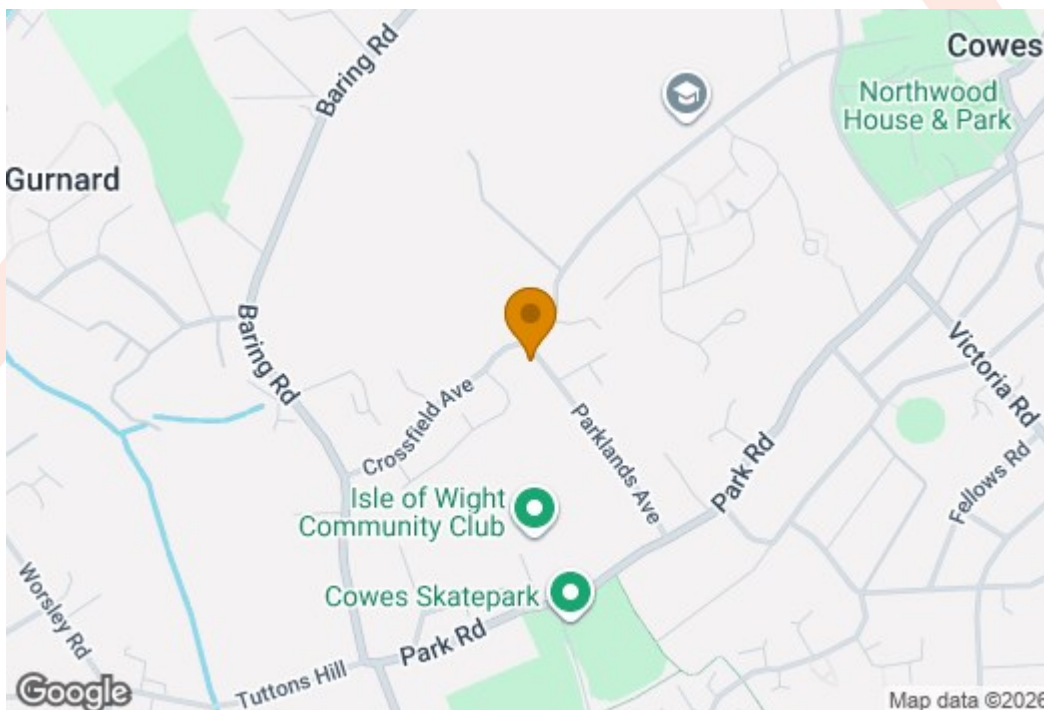
GROUND FLOOR



1ST FLOOR



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>		<b>83</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>		<b>68</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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