



MARVINS
ESTATE AGENTS



20 GREEN LANE, COWES, PO31 8QG

£465,000

A most comfortable three bedroom detached bungalow occupying a good size plot within this select and peaceful location. This beautifully presented home offers light and airy accommodation including spacious Sitting Room, Kitchen/diner, Utility room, Conservatory, family Shower Room and En-suite Shower Room to the Master Bedroom. Gas fired heating and double glazing is installed. There is an integral garage and ample car hard standing via the gated access. Surrounding the property are good size mature gardens with a wide variety of plants and shrubs including several fruit trees. Cowes offers easy access to Southampton and a vibrant high street. Newport is only a short driving distance. Viewing is recommended by appointment.

COWES OFFICE

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ENTRANCE HALLWAY

A delightful entrance with built in cloaks cupboard, separate airing cupboard and access to the loft. Black and white checkboard tiled floor. Multi-paned double doors to:

SITTING ROOM

17'11" x 14'7" (5.46m x 4.45m)

A lovely elegant room with a marble feature fire surround housing an electric coal effect fire. Gas point. Vinyl wood plank flooring. Wide front window with deep sill and two further side windows allow a lot of light in to the room.

KITCHEN/DINING ROOM

14'8" max x 13'1" max (4.47m max x 3.99m max)

Open plan room located to the rear of the property with patio doors opening on to the garden. The Kitchen area is fitted with a good range of pale grey fronted units with warm granite effect worktops. Stainless steel sink unit, integrated eye-level oven with separate gas hob and extractor hood over. Space and plumbing for dishwasher and space for fridge. Archway opens the room to:

UTILITY AREA

9'8" max x 4'7" max (2.95m max x 1.40m max)

Comprising units and worktops with space and plumbing for washing machine. Rear window. UPVC double glazed door to integral garage. Stable door to:

CONSERVATORY

12' x 9'1" (3.66m x 2.77m)

A bright light and spacious room providing a lovely place to sit with garden outlook. UPVC double glazed construction. Doors to side leading to garden.

BEDROOM ONE

11'8" x 10'10" (3.56m x 3.30m)

Front aspect double bedroom with built in double wardrobe. Door to:

EN-SUITE SHOWER ROOM

Comprising low level WC, vanity wash hand basin and shower enclosure with electric shower. Warm cream tiling with a mosaic stone border. Opaque side window.

BEDROOM TWO

10'8" x 10' (3.25m x 3.05m)

Double bedroom with rear aspect. Views over the garden.

BEDROOM THREE

9'11" x 6'8" (3.02m x 2.03m)

Single bedroom with rear aspect.

SHOWER ROOM

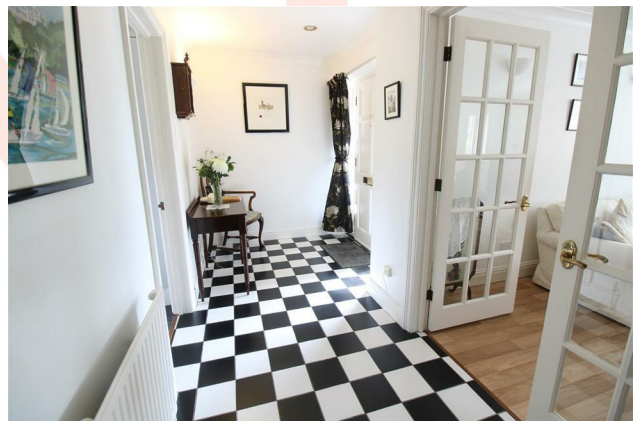
Comprising low level WC, wash hand basin and separate shower enclosure. Styled to match the en-suite. Opaque double glazed side window.

OUTSIDE

Large front garden laid to lawn with mature borders and a gravelled parking area which leads to the INTEGRAL GARAGE (16'11" x 9'8") with electronic up and over door. Power and light. Wall mounted gas fired boiler. The rear secluded garden is laid to patio and lawn with richly planted borders and comprises apple, plum and pear trees. The home is set in the middle of its plot and has access to each side.

TENURE

This property is Freehold. Council tax band E





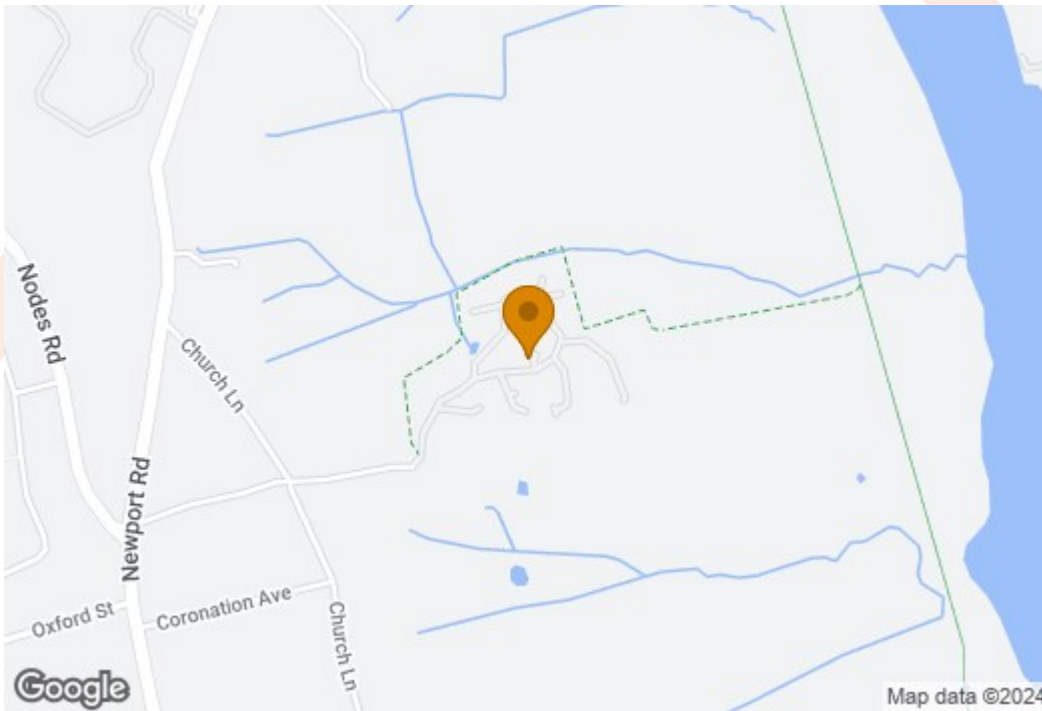


GROUND FLOOR
1531 sq.ft. (142.3 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.3 sq.m.) approx.

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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
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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