



Cordelia Gardens

Cowes

£450,000



Lancasters

An impressive 4 year old modern family home built to a high specification, with energy efficiency at its core. An air source heat pump, solar PV panels with divertor, and electric underfloor heating keep running costs low and can generate income through energy export. An EV charging point rounds off the eco package. Inside, three double bedrooms, two bathrooms, and a contemporary kitchen that anchors the living space. Outside, parking for three, a detached garage, and a private rear garden. Set in a quiet desirable cul-de-sac within walking distance of local schools and well-placed for mainland transport links — a practical choice for commuting families.



3 Bedroom Semi Detached House

Entrance

Bright entrance hall leading into open plan kitchen / diner with stairs to the first floor and storage under. Tiled floors.

Cloakroom

WC, basin, extractor, frosted window to front.

Kitchen/Diner 17' 11" x 11' 1" (5.45m x 3.38m) max

Stunning family space with large modern, deep blue kitchen with a light coloured worktop and breakfast bar. Integrated induction hob, fridge, freezer, dishwasher and eye level electric double oven. Fitted louvered shutters. Large understairs storage cupboard. Open plan dining area with window to the side and double doors to...

Sitting Room 18' 10" x 14' 1" (5.73m x 4.29m)

Spacious main reception/ Sitting Room stretching across the rear of the property with bi-fold doors out to the patio and rear garden.

First Floor Landing

Large central landing. Walk-in Linen/Cupboard. Loft access with ladder.

Bedroom 1 14' 5" x 13' 1" (4.4m x 4.0m)

Master bedroom with windows and shutters to the front. Recently fitted bespoke wardrobe storage.

En-suite

Complete with large shower cubicle, WC and vanity basin. Frosted window to the front. WIFI enabled towel rail

Bedroom 2 10' 6" x 9' 10" (3.2m x 3.0m)

Double bedroom with window and blinds to the rear -overlooking the garden, copse and nature preserve.

Bedroom 3 9' 10" x 7' 10" (3.0m x 2.4m)

A rear aspect double bedroom. With window and blind overlooking the garden.

Bathroom

A well appointed family bathroom with separate shower cubicle, panelled bath, WC and vanity basin. Frosted window to the side. WIFI enabled towel rail.

Outside

The property at the front has a block paved drive with space for several vehicles, EV charging point and access to the garage. Side gate to the rear garden. At the rear is a sandstone patio with space for plenty of seating. Lawn, planting and securely fenced borders. With steps down into the nature walk and green area behind. Exterior lighting, power and water.

Garage 23' 6" x 8' 10" (7.16m x 2.68m)

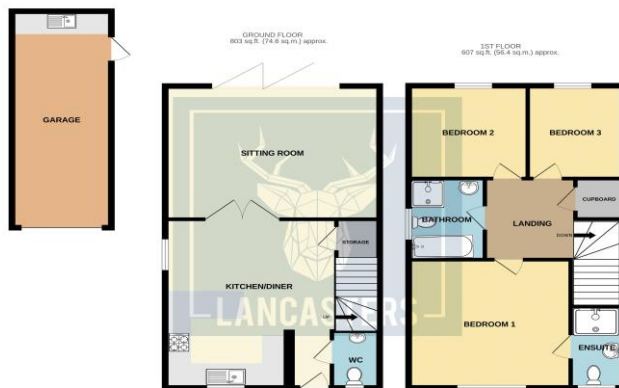
Detached garage with pitched roof. Power and services for washing machine, tumble dryer etc forming Utility Area, with nicely arranged storage units, contrasting counter top and sink with hot water. Automated Up and over door to the front and rear pedestrian door from the garden.

New Build Warranty

10 Year LABC Build Warranty from June 2022.

N.B

As is standard with new build estates, once all the properties are complete there will be an Estate Charge of approx £150 per year.



TOTAL FLOOR AREA: 1410 sq. ft. (131.0 sq. m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions are not guaranteed. This plan is for illustrative purposes only and should be used as a guide only. The actual system and appearance shown here are based on plans and no guarantee is given regarding the accuracy of the plan.
 Made with Measure 10/22

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Tenure: Freehold
 Council: C
 EPC: A



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