



**MARVINS**  
ESTATE AGENTS



## ROBINS NEST LAUREL ESTATE, COWES, PO31 7HW

**PRICE £469,000**

A modern individual detached three bedroom home located in a tucked away position just off Newport Road. The master bedroom has an en-suite shower room. There is also a further family bathroom and all rooms are doubles. The ground floor accommodation incorporates a spacious modern Kitchen/Diner, large Utility/Cloakroom and bright and airy Lounge with sliding patio doors to the enclosed paved courtyard. Car parking for several vehicles to one side of the property. This home is convenient to Cowes town centre and will lend itself to either a full time residence or lock up and go holiday home. Gas central heating and double glazed installed.

### COWES OFFICE

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## ROBINS NEST LAUREL ESTATE, COWES, ISLE OF WIGHT PO31 7HW

Double glazed Entrance Door to:-

### ENTRANCE HALL

Radiator. Attractive engineered wood flooring. Stairs to upper floor off.

### UTILITY/CLOAKROOM

8'4" x 8'4" (2.54m x 2.54m)

Spacious room with low level WC and vanity wash basin. Radiator. Plumbing for washing machine. Vaillant gas boiler. Double glazed window.

### KITCHEN/DINER

17'5" x 13'6" (5.31m x 4.11m)

Modern floor and wall cupboards. Bevel edged work tops. Inset enamel sink with mixer tap over. Built in dishwasher and fridge/freezer. Gas hob with stainless steel extractor over. Built in oven and grill. Radiator. Matching engineered wood flooring. Double glazed window. Door to:-

### LOUNGE

22'5" x 13'7" (6.83m x 4.14m)

Two radiators. Double glazed patio doors to garden.

Landing with loft access.

### BEDROOM ONE

14' x 13'10" (4.27m x 4.22m)

Double glazed window. Radiator. Walk in wardrobe cupboard.

### EN-SUITE SHOWER ROOM

Vanity wash basin. Low level WC. Good size shower cubicle. Towel rail/radiator. Double glazed window. Tiled floor and walls.

### BEDROOM TWO

11'6" x 11'1" (3.51m x 3.38m)

Radiator. Built in wardrobe cupboard. Double glazed window.

### BEDROOM THREE

10'5" x 11'1" (3.18m x 3.38m)

Radiator. Double glazed window. Built in wardrobe cupboard.

### BATHROOM

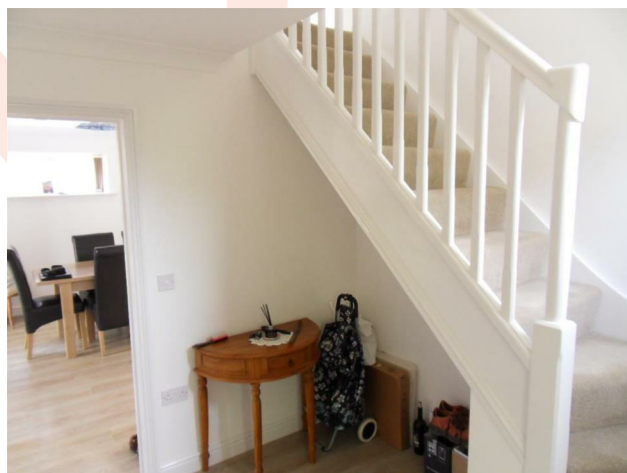
Panelled bath with shower over. Low level WC. Vanity wash basin. Towel rail/radiator. Tiled floor and walls.

### OUTSIDE

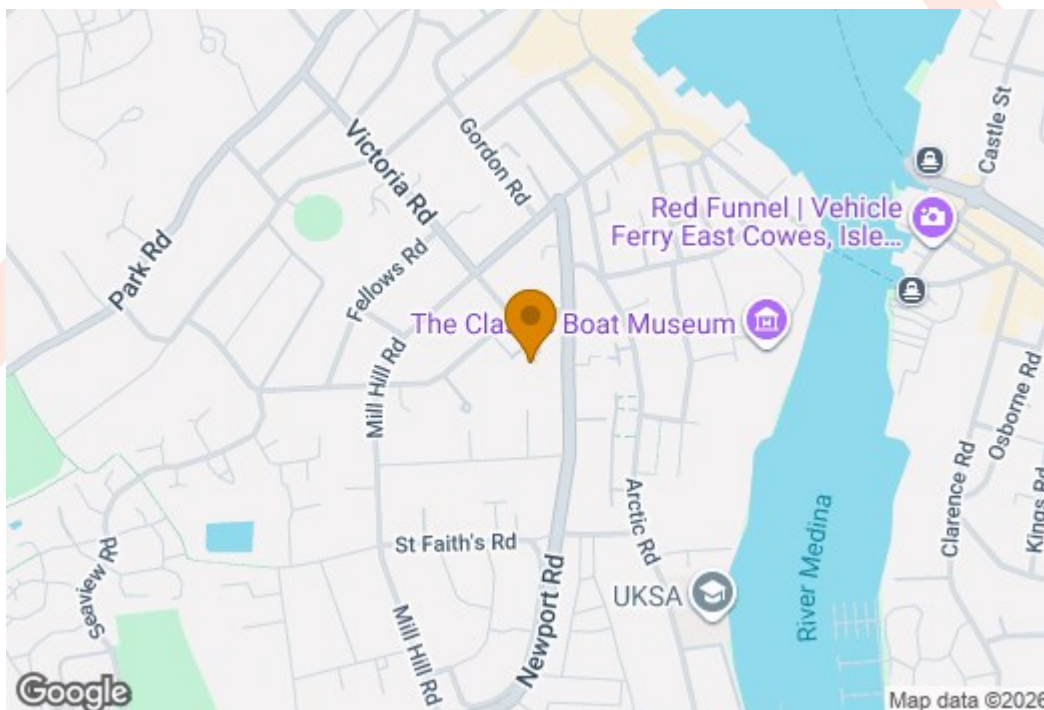
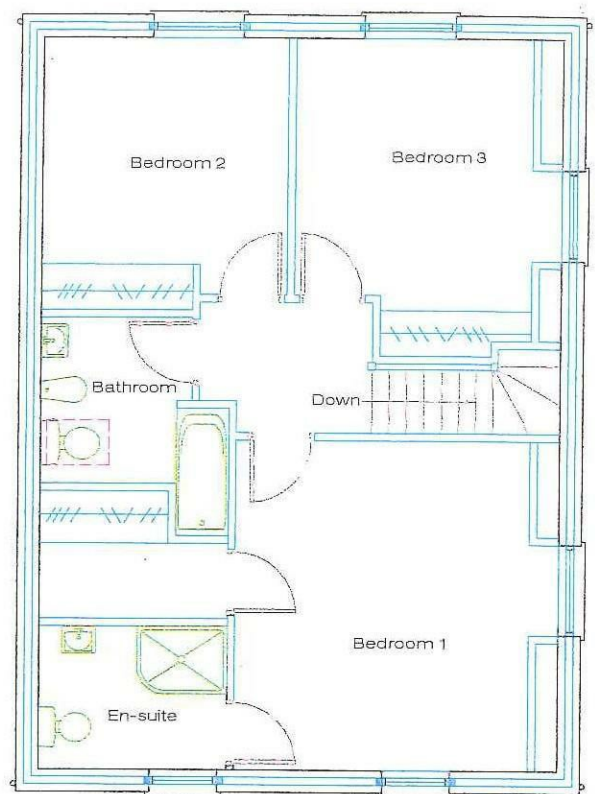
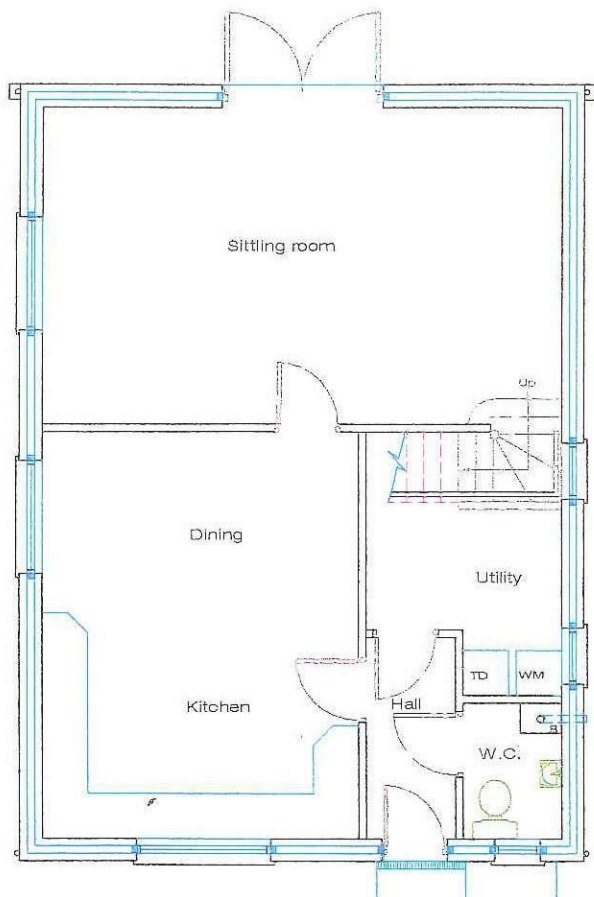
Brick paved parking to one side for several vehicles. Paved enclosed patio to the west side. Timber Summer House.

### TENURE

This property is Freehold. Council tax band D.







| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 80      | 84        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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