

McCarthy  
& BOOKER



2 Reynolds Close, Cowes, PO31 7NT

**Guide Price £550,000**



\*\*\*NEW PRICE\*\*\*

A very well presented home located within a short walk into central Cowes, with four bedrooms, two reception rooms, large kitchen diner and a study. Along with a double garage and off road parking, this home is ready to move into and should not be missed.

**A spacious detached home with 4/5 bedrooms**

Located within a short walk into the centre of Cowes, this very well presented home has three double bedrooms and a large single upstairs with a versatile room on the ground floor that could be a 5th bedroom or another reception room. There is a large sitting room, generous kitchen/dining room and a separate study. Outside the gardens are on three sides, with a double garage and off road parking for several vehicles.

**Interior**

This very well presented home is spacious and gives great flexibility of uses, benefitting someone who works from home or needs ground floor accommodation.

**Ground Floor:**

The porch has double doors that give way to the spacious hallway, from here there is a large office/study, separate family room or downstairs bedroom and a convenient cloakroom and understairs storage. The sitting room has a lantern skylight that makes this a light and bright room with double sliding doors that open to the garden.

A large kitchen dining room is a very well appointed with integrated appliances that include a Bosch fridge freezer, dishwasher, double oven, gas hob with 5 burners and a microwave. All this is incorporated within matt cream wall and base units with a thick bamboo wooden worksurface. Leading off here is a utility room with space and plumbing for a washing machine and tumble dryer, there is also a door into the garage and access to the driveway.

**First Floor:**

On this level are three double bedrooms, one single and a family bathroom. All rooms are light and airy and the hallway gives access to all rooms plus the airing cupboard. The bathroom has a 'P' shaped bath with overhead shower, basin and wc.

The principal double bedroom has dual aspect windows giving views towards the sea, two further double bedrooms and a spacious single room.

**Exterior**

The driveway, with parking for several vehicles, leads to the property with its double garage and well maintained gardens. This lovely outside space has a paved patio, lawn and many mature plants and trees with a separate courtyard area.

The garage, which can be accessed from the house as well, has power and light with plenty of space inside.



## Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

## Further Information

Tenure: Freehold

EPC: C

Council tax band: E

Double glazed throughout

Mains water, gas, electricity and sewerage

NEST heating

Gas central heating via Vaillant boiler

Loft is partially boarded with pull down ladder

Broadband max predicted: Download 900 mbps Upload 900 mbps



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



TOTAL FLOOR AREA: 2073 sq ft (192.6 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 at your own risk 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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