

McCarthy  
& BOOKER



3 Denton Gardens, East Cowes, PO32 6EJ

**Guide Price £395,000**



\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY AND BOOKER\*\*\*

Immaculate detached bungalow ~ Three bedrooms ~ Off road parking for 4/5 vehicles ~ No through road

## A perfectly presented three bedroom bungalow

Located in a no through road within a short walk of all the amenities that East Cowes has to offer. This spacious detached bungalow has a large kitchen diner, three bedrooms, sitting room, conservatory and a good sized bathroom. There is off road parking for several cars and a peaceful rear garden which is completed with a cabin room. Beautifully maintained and presented, this charming detached home offers a wonderful balance of light-filled living accommodation, practical family space and peaceful gardens. Built by the current owner over 40 years ago, the property has been exceptionally well cared for throughout and remains in excellent condition, providing an inviting home ready to move straight into.

## Interior

Throughout, this home feels exceptionally neat, airy and immaculately presented, with a wonderful sense of space and calm that is increasingly difficult to find.

A solid timber entrance door opens into a spacious hallway, where practical storage has been thoughtfully incorporated with both an airing cupboard and a generous cloaks cupboard, ideal for coats and outdoor apparel. The heart of the home is the generous kitchen/dining room, a wonderfully sociable space that enjoys the morning sunshine. Fitted with an extensive range of traditional country-style wooden wall and base units, it offers excellent storage and workspace, complemented by an integrated dishwasher. An original serving hatch links the kitchen to the sitting room, adding both charm and practicality while retaining one of the home's original design features.

The spacious sitting room is beautifully bright and airy, with natural light streaming through large sliding patio doors that open directly onto the garden. A stone fireplace with matching hearth and a gas fire provides an attractive focal point, while an adjoining dining area or home office creates flexibility for modern family life. As the day progresses, these reception rooms become wonderfully bathed in the afternoon and evening sunshine. Overlooking the garden, the conservatory provides an enjoyable additional reception room and practical utility space. Offering a seamless connection between indoors and out, it is the perfect place to relax and appreciate the changing seasons.

There are three well-proportioned bedrooms, comprising a generous principal bedroom complete with fitted wardrobes and storage surrounding the bed, together with a comfortable double bedroom and a single bedroom positioned to the front of the property.

The family bathroom is fitted with a 'P'-shaped bath incorporating an overhead shower, a concealed cistern WC and basin. A separate cloakroom with its own basin provides additional convenience.

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#### Exterior

Externally, the property continues to impress with its tranquil setting offering the perfect combination of privacy and calm.

The driveway provides parking for several vehicles in addition to a detached garage. There is a useful garden store and a detached timber cabin, complete with armoured power supply, offering excellent versatility as a home office, workshop, studio or hobby room.

The rear garden is a particular feature, having matured beautifully over many years. Peaceful, private and enjoying sunshine throughout the day, it provides an idyllic setting for both entertaining and quiet relaxation. Established planting includes a magnificent fig tree, a productive Bramley apple tree and flourishing grapevines, creating colour, interest and seasonal harvests. Access to the rear garden is available from both sides of the property, adding further practicality.

#### East Cowes

East Cowes is home to historic Osborne House, the holiday residence of Queen Victoria and Prince Albert, now an English Heritage property available for visits throughout the year and has a golf club within its grounds. The town itself has many shops and amenities including a major supermarket, pubs and restaurants. The Esplanade has a cafe, park and tennis court, as well as the Red Funnel car ferry to Southampton. A short trip on the chain ferry, known locally as 'The Floaty', will transport you to Cowes and all its further delights.

#### Further Information

Tenure: Freehold

EPC: D

Council tax band: D

Double glazed throughout

Gas central heating via Ideal boiler

Mains water, gas, electricity and sewerage

Broadband: Ultra and Superfast available in this area

Loft partially boarded with ladder



### 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.

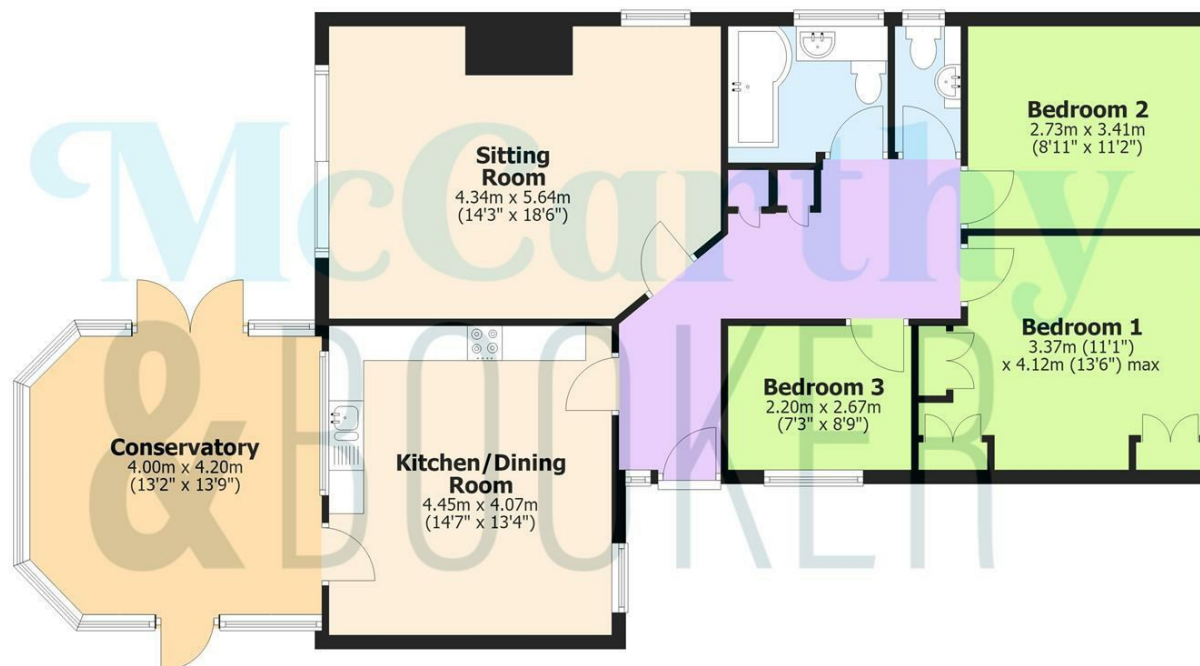
### Disclaimer

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.

### Ground Floor

Approx. 106.6 sq. metres (1147.5 sq. feet)



Total area: approx. 106.6 sq. metres (1147.5 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group [www.silverarchgroup.co.uk](http://www.silverarchgroup.co.uk)  
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