



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

44a, Place Road

Cowes, Isle of Wight PO31 7UB



Renovated to a high standard, this beautiful family home offers four bedrooms, two reception rooms as well as a conservatory, and a sunny garden, all complete with a garage and driveway parking.

- Spacious detached family home
- Two reception rooms and a conservatory
- Beautifully renovated and updated
- Short distance to mainland ferry links
- Located on a frequent bus route
- Four bedrooms and a family bathroom
- Low maintenance, sunny rear garden
- Close to local amenities and the seafront
- Block paved driveway and a single garage
- Still potential to make your own

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Completely transformed by the current owners of 5 years, this wonderful family home offers modern and naturally light interiors throughout. The accommodation comprises a porch opening into the living room which is semi open with the dining room. The dining room provides access to the conservatory and the kitchen, which opens into the utility room, ground floor cloakroom, and to the rear garden. The stairwell from the living room leads to a spacious landing space and to four bedrooms and the family bathroom. With the majority of the home finished to a high standard, the property offers an opportunity for the new owners to put their own stamp on the utility room and ground floor cloakroom, and to make their own. The sunny garden is a peaceful spot to sit and relax in and benefits from a low maintenance layout. There is driveway parking to the front of the property, plus there is access to the garage.

44a Place Road is located just minutes from the bustling sailing town of Cowes which is a magnet for the sailing community, each year playing host to the world-famous Cowes Week and is the starting point for the Round the Island Yacht race. The property is in close proximity to supermarkets and Cowes recreation ground with its play area and skatepark, the wonderful boutique shops, independent restaurants, bars and cafes that Cowes has to offer along with the high-speed passenger RedJet service to Southampton. The town's 'twin', East Cowes, is reached by chain ferry across the Medina estuary where a part of British history can be enjoyed at Osborne House, Queen Victoria's former seaside residence. Furthermore, the principal town of Newport with its bustling High Street is located just 4 miles away offering popular eateries and cafes, a cinema, and the highly regarded Quay Arts Centre offering a vibrant arts scene and cultural events.

Welcome to 44a Place Road

The attractive red brick property benefits from a setback position from the road with a block paved driveway to the front. A composite front door opens into the porch.

Porch

With ample space to store coats, shoes, and sandy boots from long ambles along the coast, this wonderful porch is naturally lit by a large obscure glazed window to the front aspect, next to the front door, and a door opens into the living room. The space is finished with stylish patterned floor tiles.

Living Room

Flooded with afternoon sunshine from the box bay window to the front aspect, this beautiful living room has space for all the family, plus it currently utilises the under stairs space as an office/study area. A large opening creates a semi-open plan space with the dining room.

Dining Room

Benefitting from warm wooden flooring, this fantastic dining room offers plenty of space for a large dining table and additional furniture, plus it is naturally lit from the conservatory, the kitchen, and the living room.

Conservatory

Currently utilised as a versatile space, this extra living area offers 180 degree views over the back garden whilst enjoying sunshine through most of the day. Fitted with a central heating radiator means this space can be used all through the year. French doors from here open into the garden.



Kitchen

Beautifully designed to get the most out of this kitchen, the space features a range of base, wall and tall kitchen cabinets in a modern grey colour which offer lots of storage as well as integrated appliances including a slimline dishwasher and a double electric oven with a warming drawer. The stylish quartz worktop, with a subtle sparkle, integrate a large electric induction hob with an extractor fan over and a composite 1.5 sink and drainer. The kitchen also benefits from pull out larder cupboards and a kitchen island offering additional worktop and storage space. A window to the rear aspect enjoys views over the rear garden and there is an open doorway to the utility room. The space is finished with a monochrome patterned tile flooring.

Utility Room

Presenting an opportunity to put your stamp on, this lovely utility space provides space for an American style fridge freezer, plumbing for a washing machine, plus the gas boiler can be found here. There is an obscure glazed window to the rear and a partially obscure glazed window to the garden.

Ground Floor Cloakroom

Accessed from the utility room, this handy cloakroom is an essential for any family home and presents an exciting opportunity to put your stamp on. There is an obscure glazed window to the side aspect.

First Floor Landing

From the living room is the carpeted stairwell with a modern glazed balustrade that leads up to the first-floor landing. The landing space provides access to the first-floor accommodation and is naturally lit by a window to the side, as well as featuring the loft hatch providing access to the loft space.

Bedroom One

Enjoying natural light from the window to the rear aspect, this spacious double bedroom offers ample space for bedroom furniture and is finished with a subtle patterned wallpaper.

Bedroom Two

This double bedroom is well proportioned and offers ample space for bedroom furniture. The space benefits from a window to the front aspect.

Bedroom Three

Offering space for a wardrobe within an alcove, this single bedroom features a window to the rear aspect.

Bedroom Four

Following a similar layout to bedroom three, this single bedroom benefits from an alcove, ideal for a wardrobe, and a window to the front aspect.

Family Bathroom

Beautifully renovated to make the most of the space, this stylish, modern bathroom features a large walk-in shower, a stunning freestanding bathtub, a wall mounted hand basin, and a w.c. The space is naturally lit by an obscure glazed window to the front aspect and features subtle foliage style patterned flooring.

Garden

Nestled in a tranquil setting, this delightful garden offers a charming blend of paved patio areas and lush greenery, creating an inviting outdoor retreat. Enclosed by mature hedging and timber fencing, the space provides both privacy and serenity, making it an ideal spot to unwind or entertain. Raised flower beds and potted plants add a touch of natural beauty, while the lawn area introduces a soft contrast to the hard landscaping. A practical garden shed offers additional storage, and a mix of paved walkways enhances accessibility throughout. This beautifully designed outdoor space seamlessly extends the living area, making it perfect for enjoying the summer sunshine. The garden benefits from a side access at one side of the property which allows easy access to and from the garden.



Parking and Garage

A large block paved driveway at the front of the property offers parking for up to three vehicles. The single garage presents a great storage space as well as a workshop space if required.

44a Place Road presents a fantastic opportunity to acquire a spacious family home with four bedrooms two reception rooms and driveway parking, set within a sought-after and convenient location of Cowes. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

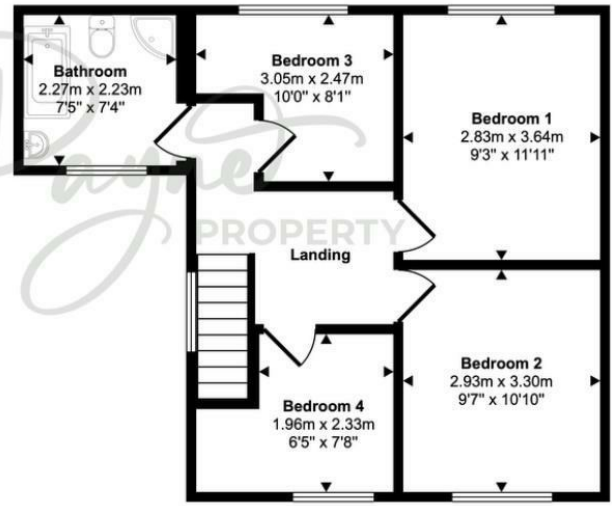
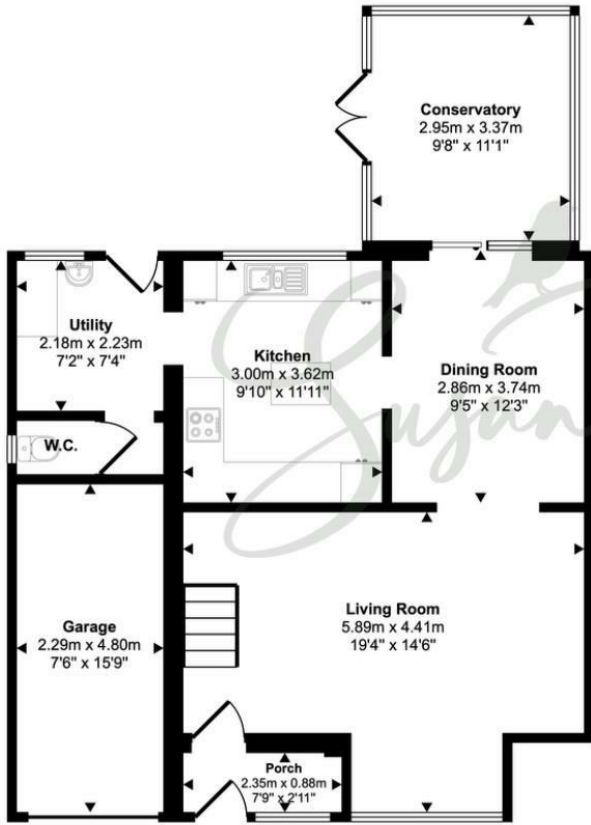
Tenure: Freehold

Council Tax Band: D (approx. £2,336.92 pa – Isle of Wight Council 2024/2025)

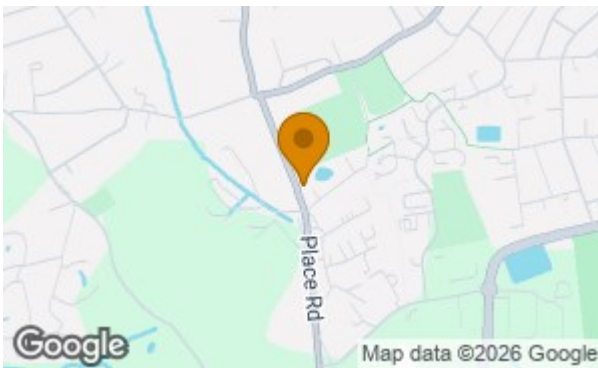
Services: Mains water, gas, electricity, and drainage



Approx Gross Internal Area
127 sq m / 1362 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
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	

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.