

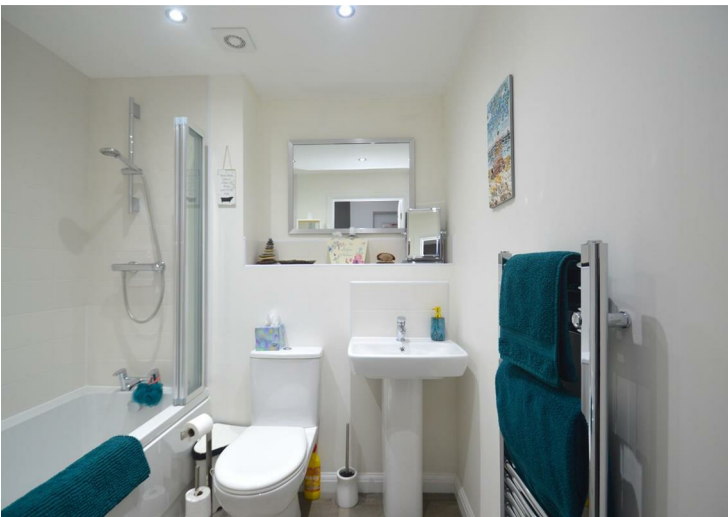
eastcoves@wright-iw.co.uk

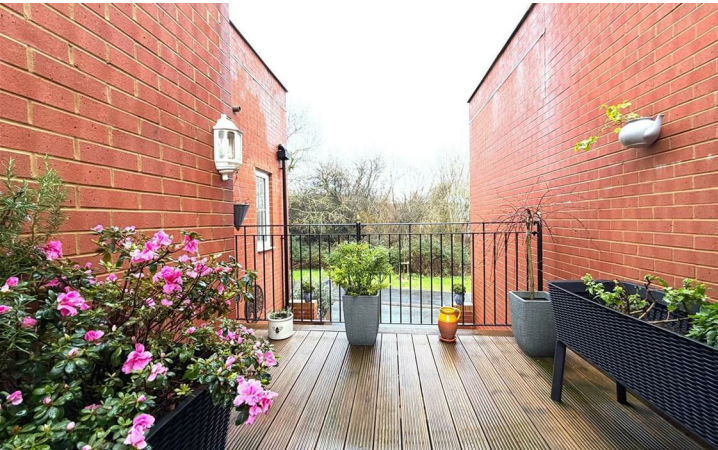
wright
estate agency



£300,000

55 St. Wilfred Drive, East Cowes, Isle of Wight, PO32 6GQ





Set in the desirable area of St. Wilfred Drive, East Cowes, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2016, this modern property provides ample space for families or those seeking a stylish retreat.

The home features three well-proportioned bedrooms, ensuring plenty of room for relaxation and privacy. With two contemporary bathrooms, morning routines will be a breeze, catering to the needs of busy households. The inviting lounge serves as a central hub for family gatherings and entertaining guests, creating a warm and welcoming atmosphere.

One of the standout features of this property is its sun deck and terrace, ideal for enjoying the outdoors and soaking up the sun during warmer months. Additionally, there is a rear garden with decorative shingle, seating area, shrubs and trees. Off road parking is a breeze with a driveway for two cars. The low-maintenance design allows for easy upkeep, giving you more time to enjoy the beautiful surroundings and local amenities. With its modern finishes and well-maintained condition, this house is ready for you to make it your own.

In summary, this delightful, detached house on St. Wilfred Drive is an excellent find, combining contemporary style with practical living spaces. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the chance to view this exceptional home and experience all it has to offer.



Hallway	
Bedroom 2	11'5" x 8'11"
Bedroom 3	11'6" x 8'2"
Bathroom	6'8" x 6'5"

First Floor - Landing/ Study Area	
Lounge	13'11" x 11'3"
Sun Deck	
Kitchen	11'3" x 9'0"

Second Floor - Landing / Study Area	
Bedroom 1	12'4" x 11'2"
En-Suite	6'9" x 5'10"
Sun Terrace	

Outside
The rear garden is a lovely area to sit and relax, it is mainly decorative shingle with mature trees and shrubs and seating area. There is also an area with two storage units. The property also has a sun deck located on the first floor and sun terrace located on the second floor.

Parking
There is off street gated driveway parking.

Tenure
Freehold

Council Tax
Band D

Additional information
Communal Area green charge - £200 per annum

Services
Mains water, drainage, gas and electric

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	81	
(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



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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