



13 Spinnaker Close, Cowes  
£390,000





**Megan Baker**  
Estate Agents

## 13 Spinnaker Close, Cowes

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Tucked away in a quiet cul-de-sac of just 6 houses, this smart modern home is set in a corner position with gardens to the front; side and rear, as well as parking and an integral garage. The home has been lived in and loved for nearly 20 years by the current owner and offers well appointed and beautifully light accommodation. The living/dining room spans the depth of the home on one side and has access to both a lovely glass roof conservatory to one side and the good sized kitchen on the other. There is a very handy utility room as well as separate cloakroom. Upstairs, there are two double bedrooms - one en-suite - and two single bedrooms as well as a smart family bathroom. The very pretty gardens are richly stocked with a colourful array of shrubs and plants, giving height and structure. There is also a wide patio set behind the home, as well as vegetable beds to one side.

All-in-all, this is a rather lovely and very welcoming home in a great location. Freehold. Council Tax Band - D. EPC C-73

### UPVC double glazed entrance door to:

#### Entrance Hallway:

In pretty apple green colours, with stairs to first floor and storage cupboard under. Door to integral garage and wooden framed opaque glazed internal doors to:

#### Sitting Room:

15'1" max x 9'10" (4.62m max x 3.01m)

Set to the front of the home with soft hessian decor and UPVC double glazed bay window to front. Wide square opening linking the room to the:

#### Dining Area:

9'7" x 8'11" (2.93m x 2.72m)

A lovely room with UPVC double glazed doors opening to the garden at the end. Door to conservatory at the side and further door to:

#### Kitchen:

9'11" max x 9'10" max (3.03m max x 3m max)

Smartly fitted with a good range of ash style fronted units with dark wooden effect worktops. Tiled splashbacks combine teracotta and cream as well as chocolate and cream and there is a one and a half bowl stainless steel sink unit set below the rear window, which frames the pretty garden outlook. Integrated appliances include the under counter double oven; five burner gas hob and extractor hood; dishwasher and fridge/freezer. Door to hallway and further side door to:

#### Utility Room:

6'4" max x 5'1" max (1.94m max x 1.57m max)

With space and plumbing for washing machine; stainless steel sink unit and wall mounted gas fired boiler. External door to garden and further door to:







#### **Cloakroom:**

5'2" max x 3'1" max (1.60m max x 0.95m max)

Fitted with a white suite of WC and wash hand basin.  
Hi-level storage cupboards and opaque side window.

#### **Conservatory:**

9'8" x 9'8" (2.95m x 2.95m)

Of part solid and part glazed construction with a vaulted glass roof and doors leading out to the garden.

#### **Stairs to:**

#### **First Floor Landing:**

With access to loft; built in shelved cupboard and doors to:

#### **Bedroom One:**

14'8" x 9'11" (4.49m x 3.04m)

A double bedroom with built in double wardrobe to one end and window to the front. Door to:

#### **En-Suite Shower Room:**

5'5" max x 4'11" max (1.67m max x 1.51m max)

Tiled in pale glossy tiling to half height and fitted with white WC; wash hand basin and separate shower enclosure with electric shower.

#### **Bedroom Two:**

7'10" max x 12'4" (2.40m max x 3.78m)

In a blue colour palette with built in wardrobe and rear window looking to the garden and recreation ground beyond. The side view looks to the very pretty model engineering society ground with a working miniature railway.

#### **Bedroom Three:**

8'5" x 7'9" (2.58m x 2.37m)

With window to front, a comfortable single bedroom.

#### **Bedroom Four:**

10'1" x 6'3" (3.08m x 1.93m)

A second single bedroom with built in wardrobe and rear window looking over the garden to the recreation ground.

#### **Bathroom:**

7'11" max x 6'3" max (2.42m max x 1.91m max)

Tiled to match the en-suite and fitted with white suite of WC; wash hand basin and bath with central mixer tap/shower attachment. Opaque side window.

#### **Front Garden & Parking:**

The home is set to the middle of its plot, with a good sized block paved parking area, bordered by mature planting and a glorious pink cherry blossom tree. Access to:

#### **Integral Garage:**

15'5" x 8'3" (4.72m x 2.53m)

With electronic roller door; power and light. Window to side.

#### **Rear Garden:**

A beautifully lush rear garden with a wide patio area set outside the home. The lower lawned garden is richly stocked with a mixture of gorgeous, colourful flowering borders and climbing plants as well as evergreen shrubs, and there is a shaded smaller patio area to one corner. The side garden provides an option for vegetable plots and there is a handy shed here.

#### **Disclaimer**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



Pop in for a chat  
Megan Baker Estate Agents  
128 High Street Cowes Isle of Wight PO31 7AY  
[meganbakerestateagents.com](http://meganbakerestateagents.com)

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Call us on 01983 280555  
Love this property and want to see more?  
Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



| Energy Efficiency Rating                    |           |    |
|---------------------------------------------|-----------|----|
| England & Wales                             |           |    |
| EU Directive 2002/91/EC                     |           |    |
| Very energy efficient - lower running costs |           |    |
| A                                           | (92 plus) |    |
| B                                           | (81-91)   |    |
| C                                           | (69-80)   |    |
| D                                           | (55-68)   |    |
| E                                           | (39-54)   |    |
| F                                           | (21-38)   |    |
| G                                           | (1-20)    |    |
| Not energy efficient - higher running costs |           |    |
|                                             |           |    |
| Potential                                   | Current   |    |
|                                             | 73        | 77 |

