



# Egypt Copse

## Cowes

£775,000



Lancasters

A wonderful family home situated within an exclusive development elevated above Egypt Point with electric gates. This property was built in 2001 and offers 3/4 bedrooms, kitchen/dining room, and utility area. Large main reception, cloakroom and 3 bathrooms. Views of the Solent from both the house and South facing rear garden. Off street parking and integral garage also feature. Available CHAIN FREE



# 3 Bedroom Detached House

## Entrance

The property has a large open, but covered porch area - with steps to a secure double-glazed front door.

## Hall

A bright and spacious entrance hall, with turned staircase to the first floor. Lobby for coats and boots.

**Sitting Room** 22' 1" x 14' 1" (6.73m x 4.3m) into bay max

A large main reception with bay and window window seat, inset stone fireplace with gas fire.

**Kitchen/Diner** 14' 5" x 13' 9" (4.4m x 4.2m)

Situated at the rear of the house - a large family space with dual aspect and doors onto a sunny aspect deck and rear garden. Arranged with a series of floor and wall mounted storage units - integrated hob and cooker. Plenty of floor space for a big dining table and chairs. Open to.....

**Utility** 14' 5" x 5' 1" (4.4m x 1.56m)

An excellent additional space for laundry and extra storage. Floor mounted storage units - stainless sink and drainer. Plumbing for white goods.

**Study/Bed 4** 14' 1" x 7' 7" (4.3m x 2.3m)

A large and bright additional reception - ideal ground floor bedroom, study or homework space. Door to the rear of the garage.

## W/C

A ground floor w/c and basin.

## First Floor

**Bedroom 1** 16' 5" x 10' 10" (5.0m x 3.3m) max

A generous principal bedroom with a lovely view towards the Solent.

## Ensuite

Beautifully appointed with a large bath and shower over, w/c, basin and heated towel rail.

**Bedroom 2** 11' 10" x 9' 7" (3.6m x 2.92m)

A second double bedroom with a view towards the sea. Built in wardrobe storage.

## Ensuite

Appointed with a vanity sink and w/c, panelled bath and rear aspect frosted window.

**Bedroom 3** 12' 4" x 9' 6" (3.76m x 2.9m) max

A rear aspect double bedroom with sloped ceiling -built in storage. A view onto the garden.

## Shower Room

A modern swash room with corner shower and cubicle, w/c, basin and towel rail.

**Garage** 15' 5" x 9' 10" (4.7m x 2.99m)

An integral single garage with electric roller door. power and lighting. Large mezzanine level for storage. Steps to the rear which lead up into the house - Gas boiler.

## Outside

Situated towards the end of the cul de sac - the property enjoys an elevated position and lovely views of the sea. With block paving to the front there is off street parking for at least 2 vehicles plus garage. Secure, gated side access leads round to a very sunny aspect garden - with lawn and large deck out from the Kitchen. a timber summer house features and is an excellent spot to sit and enjoy the famed Sunsets down the Solent.



GROUND FLOOR  
1050 sq.ft. (97.6 sq.m.) approx.

1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 as such 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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Tenure: Freehold  
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