



58 Place Road, Cowes  
£350,000

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This handsome semi detached family home has been extended in the past to provide bright and well appointed accommodation, all warmed by gas central heating and with UPVC double glazing. There are two pretty reception rooms; separate conservatory and a fabulous kitchen/dining room with separate utility area, in addition to a handy cloakroom on the ground floor, as well as four bedrooms on the first floor. The main double bedroom has a chic en-suite shower room and there are two further bright and attractive double bedrooms, as well as a single bedroom - all serviced by the separate bathroom.

The home has attractive, richly stocked gardens to the front and rear as well as a good sized garage with a parking space to the front. The garage and parking are accessed at the rear of the home, from Broadfields Avenue and there is gated access from the driveway to the rear garden.

Freehold. Council Tax Band - C. EPC D- 68

**UPVC double glazed front entrance door to:**

**Entrance Porch:**

Of brick and UPVC double glazed construction, with further entrance door to:

**Entrance Hallway:**

In a pretty blue colour scheme with papered accents. Stairs to first floor with storage cupboard under and doors to:

**Cloakroom:**

4'11" max x 4'11" max (1.52m max x 1.52m max)

A bijou and cleverly created facility with WC and vanity wash hand basin.

**Sitting Room:**

13'0" max x 11'10" max (3.97m max x 3.61m max)

A lovely bright room with a square bay window to front, benefitting from the afternoon sun. Decorated in pink colours with a rich mulberry accent on the chimney breast. Handsome inset woodburning stove on a tiled hearth.

**Dining Room:**

11'10" x 10'6" max (3.63m x 3.21m max)

With honey toned polished floorboards, decorated in warm cream with a rather lovely papered accent to one wall. An open hatch looks to the utility room and there is a step up and sliding door linking to the:

**Conservatory:**

9'9" x 7'5" (2.99m x 2.27m)

Of part brick, part UPVC double glazed construction, this room provides an additional sitting area with a view and access to the rear garden.

**Utility Room:**

8'7" max x 6'7" max (2.62m max x 2.03m max)

A very handy, good sized area with a worktop set along one wall with utility spaces under. Wall mounted gas fired boiler; window to rear and opening to:

**Kitchen/Dining Room:**

18'3" max x 10'2" max (5.57m max x 3.10m max)

A fabulous, entertaining area which spans front to back on one side of the home. Windows to front and side and





french doors to the rear, linking to the garden. The room has a cream tiled floor and is decorated in a soft willow green colour palette. The kitchen is set to the front end of the room, fitted with a smart range of taupe fronted units with dark matte worktops over. Spaces for appliances and fitted extractor chimney. There is plenty of space for a family dining table to the garden end.

**Stairs to:**

**First Floor Landing:**

With access to loft and doors to:

**Bedroom One:**

13'11" x 10'2" (4.25m x 3.11m)

Set above the kitchen/dining room, this lovely light double room has windows to the side and rear and is decorated in a combination of pink and lilac colours. Door to:

**En-Suite Shower Room:**

10'2" max x 3'11" max (3.11m max x 1.20m max)

With tiled floor and fitted with white suite of WC; wash hand basin and shower enclosure. Opaque front window.

**Bedroom Two:**

13'3" max x 11'11" max (4.06m max x 3.64m max)

An attractive, light room, in pretty lilac colours with picture rail and square bay window to front.

**Bedroom Three:**

11'10" x 10'5" max (3.63m x 3.20m max)

Another double room set to the back of the home in a pastel colour scheme with window to rear.

**Bedroom Four:**

8'8" x 6'8" (2.65m x 2.05m)

A single bedroom or ideal study in green and blue colours with window to rear.

**Bathroom:**

6'2" max x 5'3" max (1.90m max x 1.62m max)

A compact bathroom, fitted with smart white vanity wash hand basin; WC and shower bath with shower over and glass screen. Decorated in dusky blue with mocha tiling and mosaic decals. Windows to front and side.



**Front Garden:**

An attractive lawned and enclosed garden, sheltered by mature shrubs and trees. A block paved pathway leads to the porch and gated side access leads along to the:

**Rear Garden:**

Fully enclosed with mature planting to border. Laid to lawn with two patio areas - providing spots to sit out and enjoy. Gated rear access to the parking area in front of the garage and personal door to:

**Garage:**

16'0" x 10'7" (4.89m x 3.23m)

A good sized garage with power; light and up and over door.

**Parking:**

A parking area for 1 car sits in front of the garage and is accessed from Broadfields Avenue.

**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](mailto:meganbakerestateagents.com)

**Arrange a viewing**  
 Love this property and want to see more?  
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 Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



Energy Efficiency Rating	
Potential	75
Current	68
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A (92 plus)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

