



4 Parklands Mews Parklands Avenue, Cowes

£265,000



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Positioned in a popular residential road with excellent access to the local bus routes; parks and school, this attractive modern, mews home offers light and beautifully presented accommodation. The ground floor comprises a bright kitchen at the front of the home; a very handy cloakroom and a beautiful living/dining room with light flooding in. This living room has windows to the side and rear and is designed in an L-shape to give a dining area to one side. French doors open the room to the courtyard garden. Upstairs, there are two lovely and light double bedrooms - both with double aspect windows, decorated in fresh white; a third single bedroom and a smart bathroom with shower over the bath. The home has an enclosed and sunny courtyard garden laid to gravel and decking with gated access to the rear leading to the parking area where number 4 has a right to park. All-in-all this is a very attractive, welcoming and hugely appealing home in a great location.

Smart UPVC double glazed entrance door into:

Entrance Hallway:

A very pretty and welcoming entrance to the home in white decor with oak style flooring. Stairs to first floor and doors to:

Cloakroom:

5'10" max x 3'2" max (1.78m max x 0.98m max)

Decorated in a striking midnight blue colour palette, a very handy facility fitted with white WC and wash hand basin.

Lounge/Dining Room:

19'6" max x 16'6" max (5.95m max x 5.05m max)

Set to the back of the home, a super L-shaped

room in fresh white decor and oak style flooring. There is plenty of space for seating and the L shape part of the room provides a perfect spot for a dining table. The room is beautifully light with windows to the side and rear as well as french doors which open out to the garden.

Kitchen:

10'9" max x 7'6" max (3.29m max x 2.29m max)

With windows to the front and side, the kitchen units have smart bevelled edge doors with chrome handles and a dark mottled work surface above. Integrated oven; hob and concealed extractor hood; sink unit and spaces for appliances. Wall mounted gas fired boiler.





Stairs to:

First Floor Landing:

With access to the partially boarded loft and wooden doors to:

Bedroom One:

12'2" x 11'1" (3.72m x 3.40m)

A very pretty, bright room in crisp white decor with windows to the side and rear.

Bedroom Two:

11'10" x 9'3" (3.63m x 2.82m)

A second double bedroom, which is also beautifully light with double aspect windows to the front and side.

Bedroom Three:

8'2" x 7'6" (2.49m x 2.31m)

A good sized single bedroom with window to rear.

Bathroom:

7'7" max x 6'0" max (2.33m max x 1.85m max)

Stylishly fitted with a sleek white suite of bath with mixer tap/shower attachment above; wash hand basin and WC. Opaque front window.

Gardens:

The home has a fully enclosed rear courtyard garden which is laid to gravel and decking. There is gated access to the rear:



Parking Area:

The home has the rights to use a parking space in the block paved parking area at the rear.

AGENTS NOTES:

Although the side part of the garden is enclosed by fencing and used by the owner of number 4 uncontested, it is not in the ownership of number 4.

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

Energy Efficiency Rating	
Potential	88
Current	77
England & Wales EU Directive 2002/91/EC	
<i>Very energy efficient - lower running costs</i>	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
<i>Not energy efficient - higher running costs</i>	

