



Cordelia Gardens

Cowes

£475,000



Lancasters

A stunning modern family home, built and finished to a superior standard throughout. Designed with energy efficiency at its core, the property features an air source heat pump, solar PV panels with a PV diverter for water heating, and electric underfloor heating — all working together to significantly reduce energy bills while generating a potential income through excess energy export. An electric vehicle charging point completes the eco credentials, with every system controllable from your smartphone. Inside, the home offers three generous double bedrooms and two bathrooms, alongside a sleek, contemporary kitchen that forms a real centrepiece to the living space. Externally, off-street parking for three vehicles, a detached garage, and a private rear garden provide everything a family needs. Situated in a quiet cul-de-sac, the property is within easy walking distance of local schools and offers convenient access to mainland transport links — ideal for those who commute.



3 Bedroom Semi Detached House

Entrance

Bright entrance hall leading into open plan kitchen / diner with stairs to the first floor and storage under. Tiled floors.

Cloakroom

WC, basin, extractor, frosted window to front.

Kitchen/Diner 17' 11" x 11' 1" (5.45m x 3.38m) max

Stunning family space with large modern, deep blue kitchen with a light coloured worktop and breakfast bar. Integrated induction hob, fridge, freezer, dishwasher and eye level electric double oven. Fitted louvered shutters. Large understairs storage cupboard. Open plan dining area with window to the side and double doors to...

Sitting Room 18' 10" x 14' 1" (5.73m x 4.29m)

Spacious main reception/ Sitting Room stretching across the rear of the property with bi-fold doors out to the patio and rear garden.

First Floor Landing

Large central landing. Walk-in Linen/Cupboard. Loft access with ladder.

Bedroom 1 14' 5" x 13' 1" (4.4m x 4.0m)

Master bedroom with windows and shutters to the front. Recently fitted bespoke wardrobe storage.

En-suite

Complete with large shower cubicle, WC and vanity basin. Frosted window to the front. WIFI enabled towel rail

Bedroom 2 10' 6" x 9' 10" (3.2m x 3.0m)

Double bedroom with window and blinds to the rear -overlooking the garden, copse and nature preserve.

Bedroom 3 9' 10" x 7' 10" (3.0m x 2.4m)

A rear aspect double bedroom. With window and blind overlooking the garden.

Bathroom

A well appointed family bathroom with separate shower cubicle, panelled bath, WC and vanity basin. Frosted window to the side. WIFI enabled towel rail.

Outside

The property at the front has a block paved drive with space for several vehicles, EV charging point and access to the garage. Side gate to the rear garden. At the rear is a sandstone patio with space for plenty of seating. Lawn, planting and securely fenced borders. With steps down into the nature walk and green area behind. Exterior lighting, power and water.

Garage 23' 6" x 8' 10" (7.16m x 2.68m)

Detached garage with pitched roof. Power and services for washing machine, tumble dryer etc forming Utility Area, with nicely arranged storage units, contrasting counter top and sink with hot water. Automated Up and over door to the front and rear pedestrian door from the garden.

New Build Warranty

10 Year LABC Build Warranty from June 2022.

N.B

As is standard with new build estates, once all the properties are complete there will be an Estate Charge of approx £150 per year.



TOTAL FLOOR AREA: 1420 sq ft (131.0 sq m) approx.
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Tenure: Freehold
 Council: C
 EPC: A

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