

SPENCE WILLARD



11 The Moorings, Cowes, Isle of Wight

Situated within this peaceful cul-de-sac on the popular Westbury development, this attractive detached home offers well-balanced accommodation

VIEWING:

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Featuring a spacious sitting/ dining area with ample natural light, kitchen overlooking the rear garden, an integral garage and four double bedrooms, the property makes for a wonderful family home. The property also benefits from a recently modernised upstairs family bathroom.

The development is a short walk from the internationally renowned sailing mecca of Cowes with its array of independent shops, cafes and restaurants. Excellent transport links to the mainland are available via the high-speed passenger service to Southampton. The property is also conveniently located near to a local park with children's play area and well-regarded primary and secondary schools.

Externally, there is ample parking on the tarmac drive to the front of the house as well as convenient side access to the rear garden.

ACCOMMODATION

GROUND FLOOR

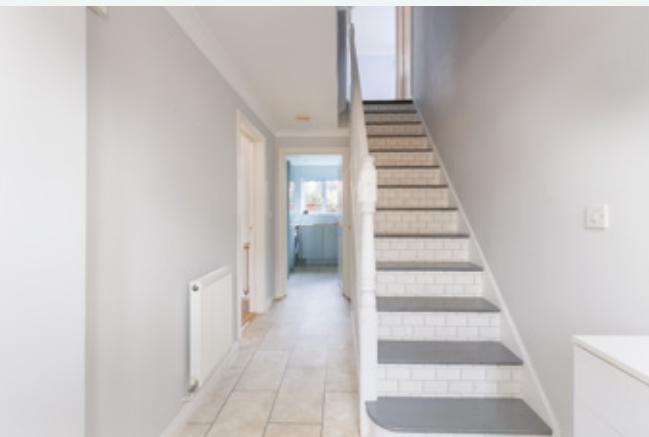
ENTRANCE PORCH A covered porch with paving.

ENTRANCE HALL A spacious welcoming hallway with staircase rising to first floor, understairs storage with coat hooks.

SITTING ROOM A nicely proportioned room with natural light and laminate flooring. Wide opening to:

DINING ROOM A spacious room featuring hanging lights and French doors opening onto the northeast facing rear garden.

KITCHEN AREA The Magnet kitchen features an extensive range of wall and base units and integral appliances including eye level Indesit oven, Whirlpool microwave, Scott Ceran 4-ring induction hob, Whirlpool dishwasher, washing machine, dryer, AEG fridge freezer and Rangemaster black inset sink. The kitchen has space for a breakfast table. Door leading to:



DOWNSTAIRS CLOAKROOM WC and sink unit.

FIRST FLOOR

LANDING Providing access to all upstairs rooms, cupboard housing newly installed Alpha Tech boiler.

BEDROOM 1 A spacious double bedroom with built-in cupboards and large window.

SHOWER ROOM EN-SUITE Shower unit, sink with cupboard beneath and mirror over, WC set in unit. Heated towel rail.

BEDROOM 2 A good sized double bedroom with built-in cupboards.

BATHROOM A recently modernised family bathroom featuring bath with rainfall shower, sink with electric mirror over, heated towel rail.

BEDROOM 3 A double bedroom with built-in cupboards with views over the rear garden.

BEDROOM 4 A further good-sized double bedroom overlooking the rear garden.

OUTSIDE

A tarmac driveway provides parking for at least two large vehicles. There is a covered porch and convenient side access to the rear northeast facing garden. **INTEGRAL GARAGE** with power and electric roller door with remote control. The rear garden is a good size with an extensive paved terrace area alongside borders with Photinia and flowering Magnolia, making for an attractive setting.

SERVICES Mains water, electricity, drainage and gas.

TENURE Freehold

EPC Rating C

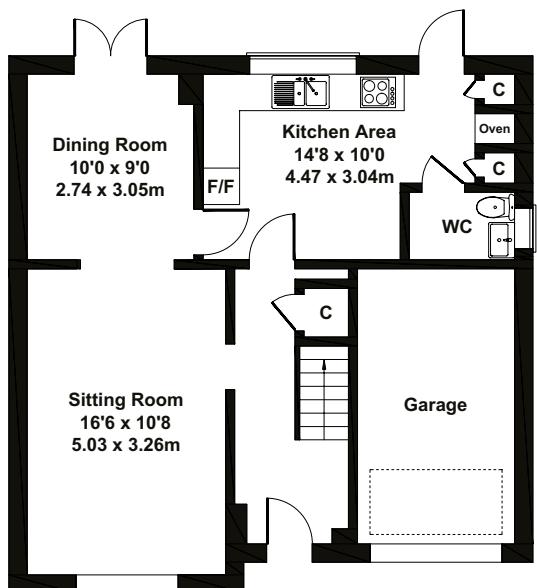
COUNCIL TAX Band D

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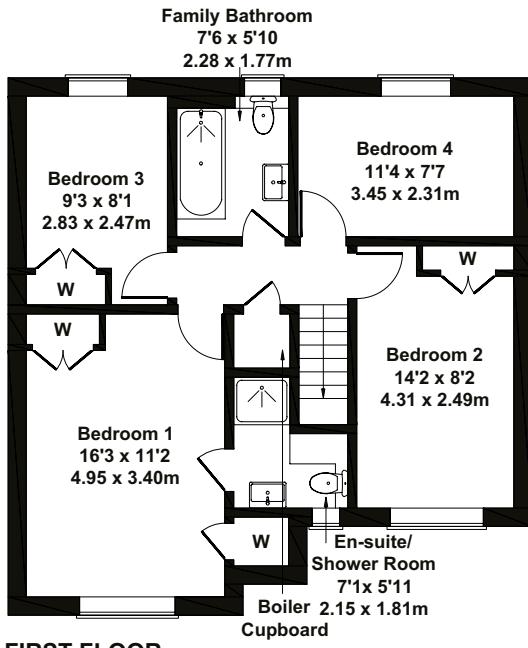
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

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Approximate Gross Internal Area
1324 sq ft - 123 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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