

McCarthy  
& BOOKER



276 Park Road, Cowes, Isle of Wight, PO31 7NJ

**Guide Price £399,950**





A semi detached family home, in an excellent location for all amenities. Off road parking for several vehicles on this popular road in Cowes. Great for family living.

### A three storey 4 bedroom family home

Located in an excellent location to many amenities on a popular road in central Cowes. With two bathrooms, a low maintenance garden and open plan living this is an ideal home for family living.

Close to a park, primary school and three community facilities - football club, cricket club and the Isle of Wight Community club - you do not have to travel far for sporting or recreational fun. A short walk brings you into Cowes High Street with its Red Jet connection to Southampton and plenty of shopping amenities.

### Interior

Ground Floor:

Entering into this hallway you are struck by the large cream porcelain tiled floor and the clean lines this forms. This flows into the main open plan living area that continues from the spacious kitchen area, through the dining zone, into the main seating and relaxation space then out into the garden. A fantastic expanse for socialising and entertaining, bright cool and airy this is the hub of the home that can extend through the double 'French' windows to outside.

The kitchen, with its light azure blue gloss base and wall units, has many integral features including a dishwasher, double oven, 'AEG' gas hob, microwave and fridge freezer.





Along the walls are glass splashbacks above the cream 'Corinthian' worksurface which also forms the moulded sink. The pale, muted colours of downstairs along with the tiles, give a cool and contemporary feel.

The final room, off the hallway, is a utility room with space and plumbing for a washing machine and tumble dryer, storage space and a WC and sink. All very practical for modern needs.

#### First Floor:

Two generous double bedrooms and a large sunny family bathroom are found on this floor.

#### Second Floor:

Off the wide landing on the top floor of the building there are two further double bedrooms which are light and bright. A fully tiled shower room with a white suite and shower cubicle service this floor.

#### Exterior

The block paved driveway encompasses the area to the fore of the property, giving parking space for several vehicles.

The rear garden is secure and low maintenance with fencing on all sides. The paved entertaining and outside dining area adjacent to the house is separated from another more relaxed raised seating area by a low brick wall and an artificial lawn. This bright and very sunny garden, a real sun trap, is ideal for all outside socialising, a relaxation area or childrens play space.

#### Other Information

EPC: D

Council tax band: C



Gas central heating  
Double glazed  
Tenure: Freehold  
Mains gas, electricity, water and sewerage

### Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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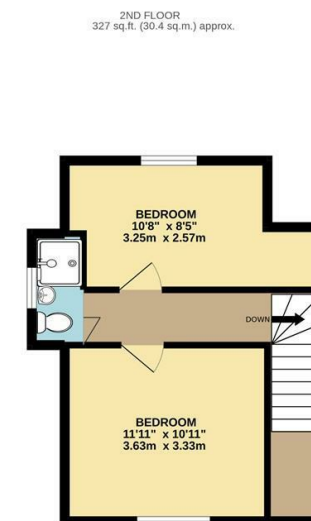
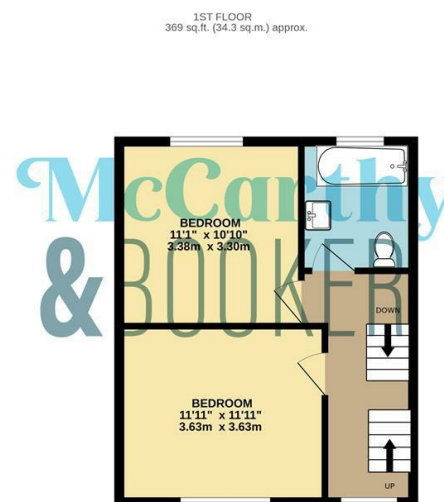
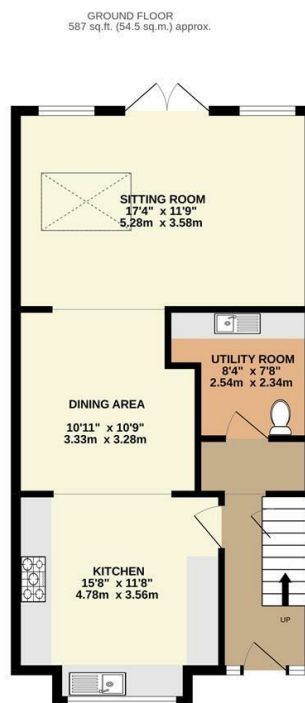
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TOTAL FLOOR AREA : 1283 sq.ft. (119.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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