



McCarthy
&BOOKER

14 Fairlead Road, Cowes, PO31 7FH



Spacious three storey home - 1311.5sq ft/121.8 sq m - Landscaped garden and off road parking - Four bedrooms with one having en-suite shower room - Immaculately presented

A semi-detached immaculately presented home

A beautifully presented and deceptively spacious family home, offering versatile accommodation and an abundance of storage, situated within one of Cowes' most popular residential developments. Set over three storeys this stylish home has four bedrooms, one with ensuite shower room, a large sitting room with dining area, family bathroom, utility room and separate downstairs WC. Along with off road parking there is a low maintenance landscaped rear garden with decked area and mature planting. Must be viewed!

Interior

Throughout the property, an abundance of cleverly designed storage solutions and a tasteful palette of soft décor create a home that is both practical and effortlessly inviting. This exceptional property exudes a warm and welcoming atmosphere, perfectly suited to modern family life.

Ground Floor:

Arranged carefully with practicality and entertaining in mind it has a stylish kitchen which is fitted with contemporary white gloss wall and base units complemented by light work surfaces and classic white metro tiling. Well-appointed, there is ample room for a breakfast table and a range of integrated NEFF appliances including a hide-and-slide oven, dishwasher, fridge freezer, five-ring gas hob and extractor fan, together with a wine cooler and space and plumbing for a washing machine.

To the rear, the sitting room is wonderfully bright and airy, with double patio doors opening onto the garden and creating a seamless connection between inside and out. Adjoining this space is a dining area, thoughtfully converted from the original garage and enhanced by a Velux roof window, making it an ideal setting for family gatherings and entertaining. Beyond lies a particularly useful utility room with additional storage, sink, attractive tiled backsplash and space for a tumble dryer, along with direct access to the garden. A cloakroom/WC completes the ground floor, whilst beneath the staircase a cleverly designed area provides further storage or an ideal nook for home working.



First Floor:

This level has three bedrooms comprising two generous doubles, both benefitting from built-in double wardrobes and a comfortable single bedroom overlooking the rear garden. The family bathroom is beautifully presented and fitted with a bath with overhead shower, wash basin and WC, complemented by attractive tiled flooring. The landing also has several cupboards with one housing the Vaillant boiler along with a useful airing cupboard and a separate additional storage space.

Second Floor:

Occupying the entire second floor, the principal suite provides a peaceful retreat. The spacious bedroom enjoys two built-in double wardrobes, extensive under-eaves storage and access to the loft space. A contemporary en-suite shower room with elegant tiled flooring completes this superb top-floor sanctuary.

Exterior

To the front of the property there is off-road parking for one vehicle and the either side of the path to the entrance door has mature 'Red Robin' bushes either side.

To the rear, the landscaped garden has been designed with ease of maintenance and enjoyment in mind, creating a wonderfully tranquil setting. A decked terrace, installed within the last twelve months, provides an excellent space for entertaining and al fresco dining, whilst a circular paved patio offers the perfect spot to sit with a morning coffee or unwind at the end of the day. Surrounded by mature planting and accompanied by birdsong, this charming outdoor space is ideal for relaxing and making the most of the peaceful surroundings.

Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Tenure: Freehold

EPC: C

Council tax band: C

Double glazed throughout

Mains water, gas, electricity, sewerage

Broadband max predicted: Download 1800mbps Upload 900mbps

Gas central heating via Vaillant boiler



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.

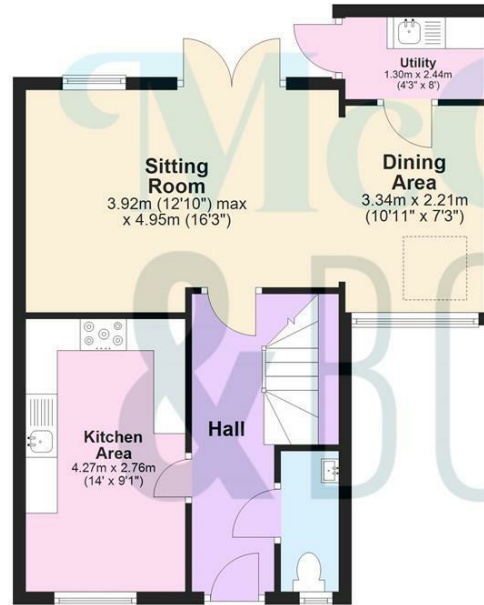
Disclaimer

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.

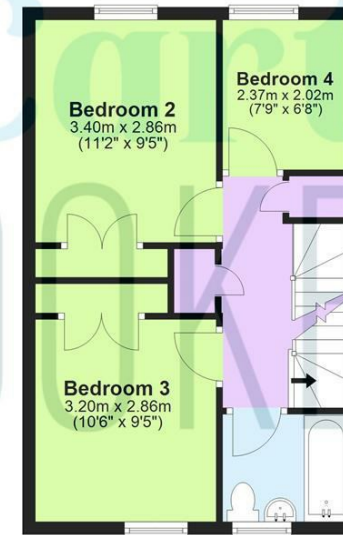
Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



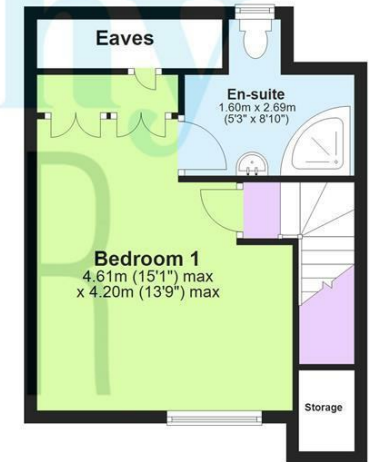
First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Second Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Total area: approx. 121.8 sq. metres (1311.5 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
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