



**MARVINS**  
ESTATE AGENTS



## **394 NEWPORT ROAD, COWES, PO31 8PP** **PRICE £405,000**

Enjoying a pleasant position on the outskirts of Cowes, this impressive 1930s detached home offers spacious and beautifully maintained accommodation together with a generous sunny garden, ample driveway parking and delightful views across the surrounding countryside.

A much loved and comfortable family home, the current owners raised their family here, it now presents a wonderful opportunity for the next generation to enjoy its space, character and welcoming atmosphere.

The accommodation on the ground floor provides excellent versatility for modern living, with three well-proportioned reception rooms alongside a spacious kitchen/breakfast room — ideal for both family life and entertaining. Upstairs there are three generous double bedrooms and a recently fitted four-piece family bathroom. Access is also available to a large loft area which may offer further potential, subject to the necessary permissions.

Outside, the property continues to impress. A driveway provides parking for several vehicles and there is a useful annex building incorporating a living area and shower room, which could alternatively be returned to a garage if required. The rear garden is of particularly good size, enjoying plenty of sunshine and providing a private and peaceful setting in which to relax. This home is an absolute must-see! This property is chain free.

#### PORCH

Spacious Entrance in to the home with two storage cupboards, one of which could easily be converted in to a WC.

#### ENTRANCE HALL

A warm wood effect laminate floor spreads through the hall and continues in to the rest of the ground floor. Understairs cupboard. Radiator.

#### KITCHEN

14'1" x 9'9" (4.29m x 2.97m)

Fitted with a comprehensive range of attractive light coloured wall and base units. Single drainer sink unit. Built-in oven and hob unit. Access to outside.

#### BREAKFAST ROOM/ DINING AREA

10'11" x 9'11" (3.33m x 3.02m)

Front aspect via Bay window. Range of attractive units and a central island breakfast bar and work surface.

#### LIVING ROOM

17'11" x 20'9" (5.46m x 6.32m)

Spacious side aspect room with two windows. Ceiling light with ceiling rose and two wall lights.

#### DINING ROOM/ LIVING SPACE

17'10" x 9'11" (5.44m x 3.02m)

Accessed from the living room through a large open archway. Window to the side and front. Glazed French doors open to the sunny rear garden with countryside views and beyond. Radiator. Ceiling light. Two wall lights.

#### FIRST FLOOR LANDING

Large south facing window offering lots of light. Access to the loft which is partially boarded and has a light.

#### BEDROOM ONE

16'4" x 10'11" (4.98m x 3.33m)

Front aspect with bay window and additional window providing natural light. Wood effect laminate flooring. Radiator.

#### BEDROOM TWO

12'2" x 10'10" (3.71m x 3.30m)

Dual aspect windows to the rear and side allowing plenty of natural light and sunshine. Far reaching views over the garden and the countryside beyond. Wood effect laminate flooring. Radiator.

#### BEDROOM THREE

9'11" x 7'11" (3.02m x 2.41m)

Side aspect window. Radiator and ceiling light.

#### BATHROOM

Modern suite comprising a large bath with waterfall mixer tap, Vanity unit with circular ceramic hand basin and an anti-fog illuminated mirror. WC and separate shower cubicle with rainfall shower head. Chrome heated towel rail.

#### BEDROOM FOUR/CONVERTED GARAGE/ANNEXE

17' x 8'10" (5.18m x 2.69m)

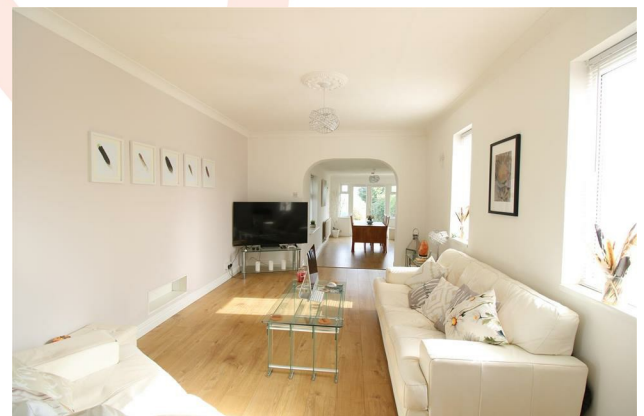
Offering fantastic space as a bedroom/guest room, home office, storage room or gym/studio. Providing a living area and shower room. Central heating and a multi-bulb ceiling light.

#### OUTSIDE

A large, partially concreted area at the front provides ample parking for multiple vehicles. To the rear of the property lies a family sized garden laid mainly to lawn and backing on to open land with far reaching countryside views.

#### TENURE

This property is Freehold. Council tax band E.





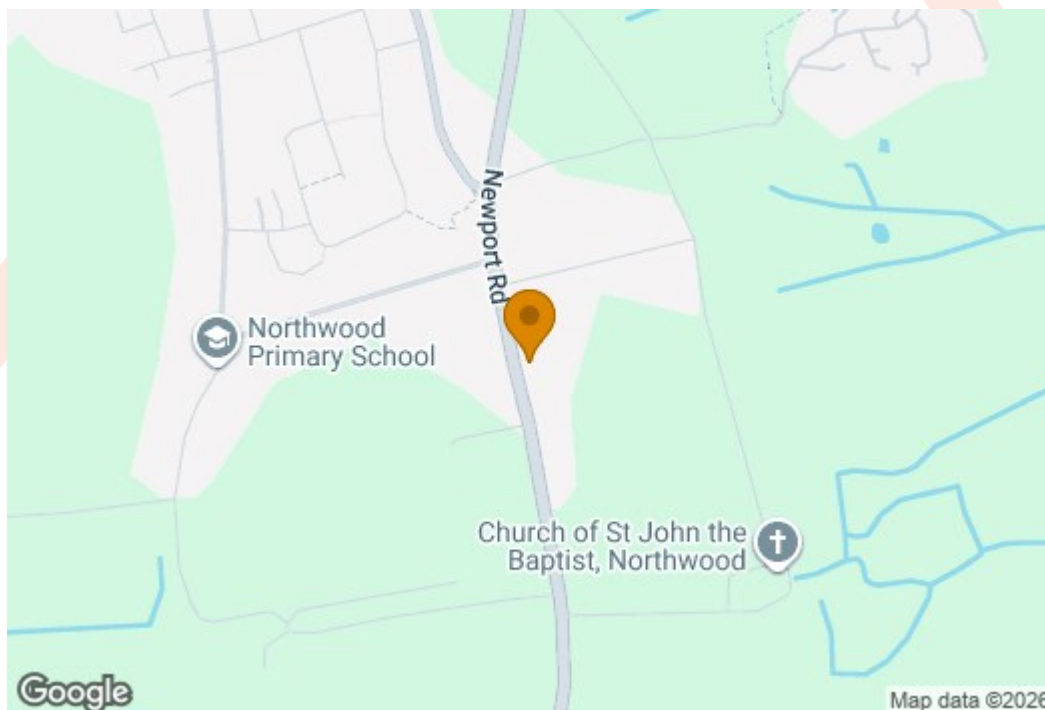








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 63      | 77        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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