



**MARVINS**  
ESTATE AGENTS



## **40 PARK ROAD, COWES, PO31 7LT** **PRICE £475,000**

Situated in Park Road in Cowes, this spacious four double bedroom house is located very conveniently to cowes town being approximately five minutes walking distance from the Red Jet high speed passenger service to southampton, Shops, High street and other facilities to the side of the house is Car parking for two vehicles.

The heart of the home is undoubtedly the expansive kitchen/diner, which provides ample space for culinary creations and family gatherings. This area is designed to be both functional and welcoming, making it the perfect spot for everyday meals or special occasions.

The master bedroom benefits from an ensuite bathroom. The additional three bedrooms are generously sized, providing plenty of room for family members or guests, and can easily be adapted to suit your needs, whether as bedrooms, a home office, or a playroom.

One of the standout features of this property is the lovely conservatory, which floods the home with natural light and offers a serene space to relax and unwind.

Located in the desirable Cowes area, Don't miss the chance to make this house your new home.



### GROUND FLOOR

Double glazed front door into:

#### HALLWAY

19' x 9'9 max (5.79m x 2.97m max)

Double glazed window to side. Wood effect flooring. Understairs cupboard. Radiator. Stairs to upper floor off. Doors to:

#### CLOAKROOM

6'5 x 3'2 (1.96m x 0.97m)

Double glazed window to front. White suite comprising pedestal washbasin, low level WC. Radiator.

#### LIVING ROOM

20'7 x 13'5 max (6.27m x 4.09m max)

Two double glazed windows to front. Two radiators. Feature fireplace with gas flame effect fire. Door to:

#### KITCHEN/DINER

20' 11 x 12' (6.10m x 3.66m)

Spacious kitchen and dining area. Double glazed window and door leading out to rear garden. Fitted with a range of modern cream floor and wall cupboards with worktops over. Inset sink with chrome mixer tap. Eye level electric fan oven and integrated gas hob. Integrated dishwasher. Tiled splashbacks. Space and plumbing for washing machine. Dining area fitted with additional matching floor and wall cupboards with worktops over. Radiator. Space for fridge/freezer. French windows to:

#### CONSERVATORY

11'2 x 6'4 (3.40m x 1.93m)

Fully double glazed with sliding patio doors out to garden.

### FIRST FLOOR

#### LANDING

Radiator. Loft access. Cupboard housing combi boiler which was installed 2017. Doors off to:

#### MASTER BEDROOM

13'5 x 9'6 (4.09m x 2.90m)

Three double glazed windows to front and side. Radiator. Door to:

#### ENSUITE

4'9 x 7'5 (1.45m x 2.26m)

Double glazed window to side. White suite comprising shower cubicle with chrome shower attachment. Low level WC, pedestal washbasin. Chrome heated towel rail.

#### BATHROOM

10'9 x 9'1 max (3.28m x 2.77m max)

Double glazed window to side. White suite comprising panelled bath with chrome mixer tap and shower attachment over. Pedestal washbasin. Low level WC. Radiator.

### BEDROOM TWO

12'1 x 10'9 (3.68m x 3.28m)

Double glazed window to rear. Radiator.

### BEDROOM THREE

9'8 x 9'9 (2.95m x 2.97m)

Double glazed window to front. Radiator.

### BEDROOM FOUR

9'9 x 8'10 (2.97m x 2.69m)

Double glazed window to rear. Radiator.

### OUTSIDE

To the front of the property is a paved driveway and parking for several cars, with side access to rear gardens. Enclosed South East facing rear garden with paved patio area accessed from both the kitchen and conservatory. There is a further paved seating area with attractive pergola. Well stocked flower borders and side access to the front of the property.

### TENURE

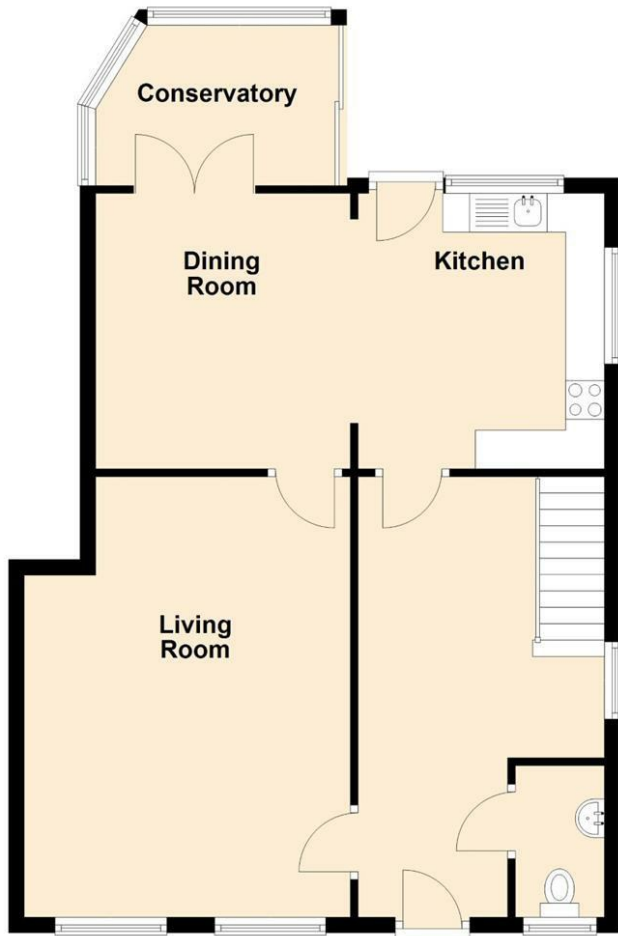
This property is Freehold. Council tax band D.



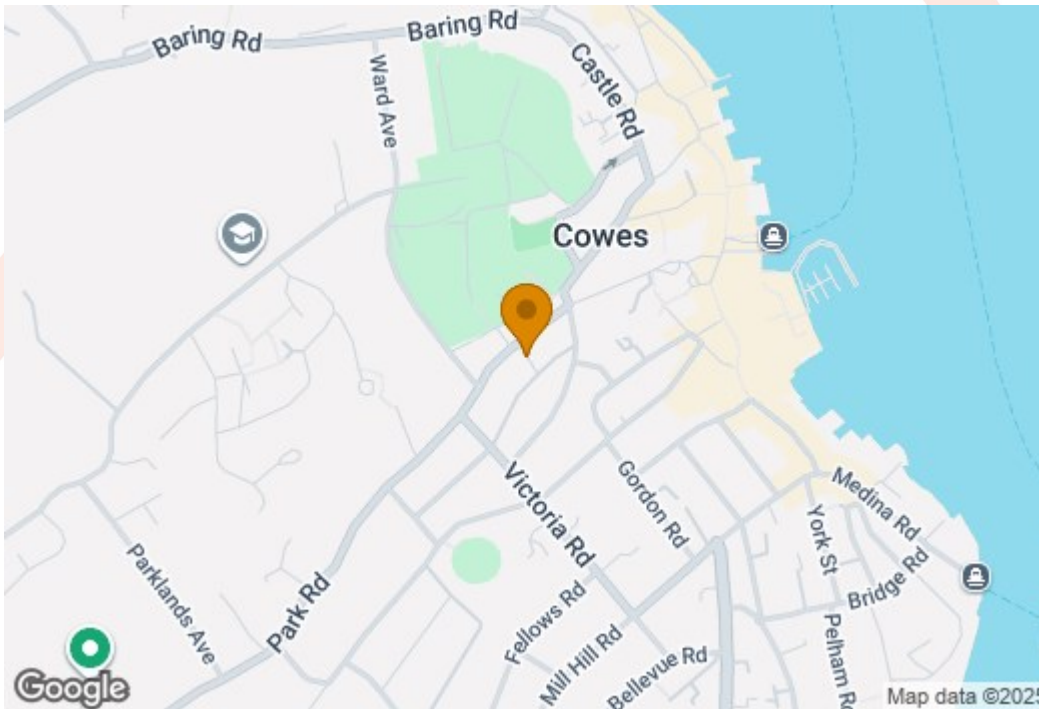
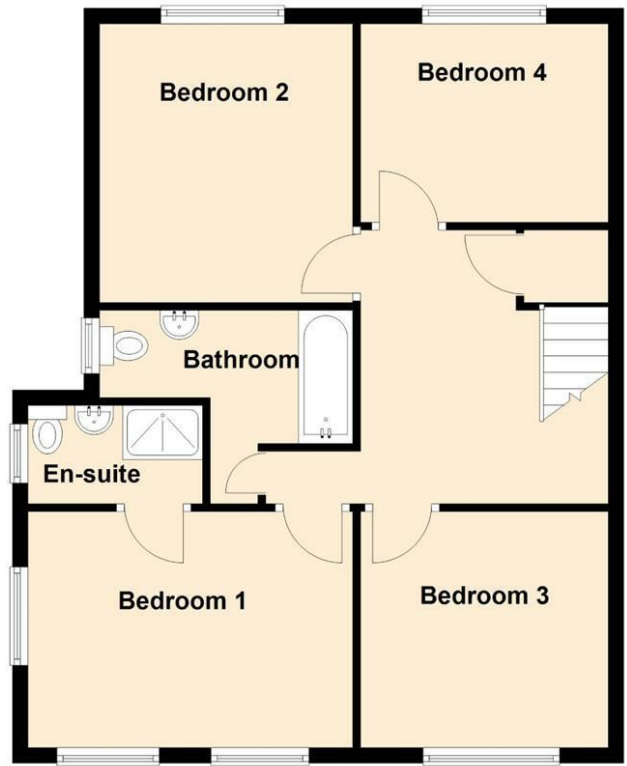




## Ground Floor



## First Floor



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		
	72	76
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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