



£580,000

318 PARK ROAD, COWES, ISLE OF WIGHT, PO31 7NN

- Stunning detached family home
- Well designed, extended and refurbished
- Large gardens, off road parking and car port
- Five bedrooms (master en-suite)
- Sociable open plan kitchen and family room

Hose
Rhodes
Dickson





This stunning executive family home has been beautifully and carefully extended and refurbished internally to a very high standard. The home is the perfect blend of contemporary and traditional in style and offers spacious and light accommodation to suit every modern buyer and their requirements. The town centre of Cowes is a short drive or walk away with its range of boutique shops, restaurants and supermarkets including M&S Foodhall. The town is also home to the high speed passenger ferry to Southampton, marinas and yacht clubs. Schools of all tiers are within walking distance of the home along with bus stops providing regular services to both Cowes town and Newport, the Islands principle town.

Boasting many original characteristics of its period such as bay windows, attractive staircase and tall ceilings, the spacious accommodation comprises entrance hall, cloakroom, formal sitting room, bedroom five and a large open plan room incorporating a kitchen, dining area and second sitting room. There is also a large utility/laundry room that twins as a workshop on the ground floor. At first floor level there is a family bathroom and four bedrooms with one bedroom leading out to a roof terrace and the master bedroom suite having its own dressing room and shower room. The home also benefits from a detached insulated garden chalet which is currently used as a guest room and home office space combined. Further benefits include off road parking, secure gated carport and large gardens laid to lawn with two decked terraces. The property is double glazed and has gas central heating. The home would suit large families, professionals and commuters and is available with no onward chain. Early inspection is advised to avoid disappointment.

ENTRANCE HALL A sheltered porch area covers the entrance door to the home and leads through in to the hallway. A handsome staircase lead up to the first floor with storage cupboard and reception area ideal for coats and shoe storage. Engineered oak flooring which leads through to into the open plan family room.

CLOAKROOM Suite comprising w/c and wash hand basin with cosmetic storage cupboard beneath. Window to side aspect.

FORMAL SITTING ROOM 22' 4" x 13' 7" (6.81m x 4.14m) Currently divided into two seating areas, this large reception has a bay window and further window to the front aspect along with French doors leading out to the rear garden. There is a remote controlled electric inset feature fire to the chimney breast creating a focal point to one end of the room.

SNUG/OFFICE/BEDROOM FIVE 11' 9" x 9' 0" (3.58m x 2.74m) This room could have a multitude of uses to suit every buyer from a double bedroom, large home office, play room or cosy television room. Window to side aspect.

OPEN PLAN KITCHEN/DINING ROOM 30' 0" longest room measurement" x 25' 0" max to bi-fold doors (9.14m x 7.62m) An L-shaped open plan room divided in dining, kitchen and sitting room zones yet flowing to create one sociable living space for all the family. The dining area has ample space for a family dining suite with door to carport and utility room, window to rear aspect and French doors leading out to the garden. The stylish kitchen has a range of soft close wall and base units with solid wood work

tops over and a large central island with further base unit storage underneath and breakfast bar with black granite worktop over and feature three pendant lighting above. The kitchen has built in appliances including two ovens, microwave and dishwasher with space and plumbing for an American style fridge/freezer with surrounding cabinetry. The sitting room area has large bi-folding doors leading out to the garden which also give the entire space a wonderful outlook across the decked terrace and the lawns beyond. The room also has three velux windows to the roof space flooding this room with natural light from every angle. Engineered oak flooring flows through the whole space.

UTILITY/LAUNDRY ROOM 12' 5" x 8' 9" (3.78m x 2.67m) A very spacious room with a range of base units incorporating the space and plumbing for a washing machine and tumble dryer. Wall mounted Vaillant boiler. Window to rear aspect. Ample storage space.

FIRST FLOOR LANDING

MASTER BEDROOM 13' 4" x 11' 4" (4.06m x 3.45m) A double room with bay window to front aspect. Door leading through to:

DRESSING ROOM 10' 10" x 6' 1" (3.3m x 1.85m) With space for wardrobes and dressing table with window to front aspect. Door to:

EN-SUITE SHOWER ROOM 10' 10" x 7' 2" (3.3m x 2.18m) A spacious facility with suite comprising oversized shower cubicle, wash hand basin set on vanity unit with cosmetic storage beneath and w.c. Heated towel rail. Cupboard housing the 250ltr unvented hot water cylinder with further storage space, light and shaver/charger point.

BEDROOM TWO 12' 11" x 12' 5" (3.94m x 3.78m) A double room with window to rear aspect overlooking the garden.

BEDROOM THREE 11' 7" x 9' 0" (3.53m x 2.74m) Another double room with window and door leading out to a roof terrace with balustrading and artificial grass for a contemporary look. Views over the garden.

BEDROOM FOUR 9' 1" x 8' 10" (2.77m x 2.69m) A single room with window to rear aspect offering views over the garden.

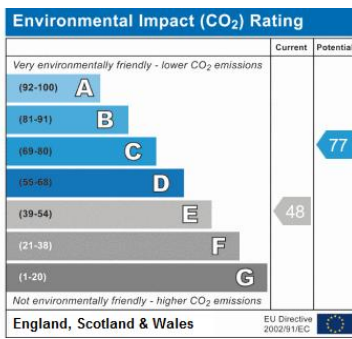
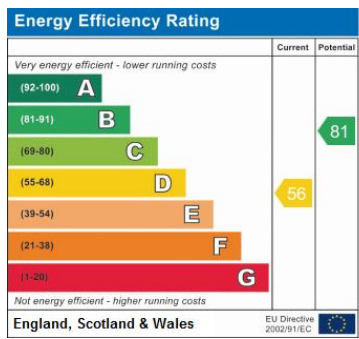
BATHROOM With suite comprising bath with shower over, w/c and wash hand basin. Heated towel rail. Window to front aspect.

GARDEN CHALET This large chalet is fully insulated and benefits from electric heating. There are windows to two sides enjoying the afternoon sun and the entrance door leading from the decked veranda to the front. The room is currently used as another sitting room and workspace. There is a pathway linking the chalet to the main home nearby.

OUTSIDE To the front of the home lies a large gravelled driveway with coded timber gates in keeping with the style of the home leading to a covered carport with further door leading in to the dining area of the home. The rear garden is a wonderful size with far stretching lawn framed by raised beds stocked with herbs and shrubs and raised deck terrace which is a wonderful space to dine and entertain. There is a further decked area leading from the family room via the bi-fold doors and a gravelled garden leading from the dining area. Timber shed. Outside power points and outside lighting. Tap.

HEATING Vaillant boiler located in the utility room provides heating via radiators.

Council Tax Band: E



Where to find the property

318 Park Road, Cowes, Isle of Wight, PO31 7NN



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Cowes office to arrange a viewing
01983 294714 or email cowes@hrdiw.co.uk

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