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wright  
estate agency



**£310,000**

111 Adelaide Grove, East Cowes, Isle of Wight, PO32 6DF





Set in the charming area of Adelaide Grove, East Cowes, this delightful detached house offers a perfect blend of comfort and convenience for families. The property boasts a generous living space providing ample room for both relaxation and entertainment.

The home features two inviting reception rooms, ideal for family gatherings or quiet evenings in. With four well-proportioned bedrooms, there is plenty of space for everyone, making it an excellent choice for growing families. The modern bathroom is functional and well-maintained, catering to the needs of the household. The modern kitchen and ground floor wc completes this lovely home.

One of the standout features of this property is the lovely rear garden, which offers a tranquil outdoor space for children to play or for adults to unwind. The off-road parking for one vehicle adds to the convenience, ensuring that you have a secure place for your car.

Situated in a popular location, this home is conveniently close to schools of all ages, making the morning school run a breeze. Additionally, nearby recreational grounds provide opportunities for outdoor activities and family fun.

This spacious family home is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from those seeking a comfortable and welcoming environment. Do not miss the chance to make this house your new home.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under a mile away.



**Porch**

**Hallway**

**Ground Floor WC**

**Lounge** 15'7" x 11'11"

**Bedroom 4** 15'0" x 12'2"

**Dining Room** 11'7" x 8'11"

**Kitchen** 12'5" x 11'3"

**First Floor - Landing**

**Bedroom 1** 12'0" x 12'0"

**Bedroom 2** 12'1" x 8'10"

**Bedroom 3** 12'3" x 9'3"

**Bathroom** 8'6" x 5'2"

**Outside**

The enclosed rear garden is mainly laid to lawn with timber storage sheds, patio area, selection of shrubs and gated access to the front.

**Parking**

To the front of the property there is driveway providing off road parking for 1 car.

**Tenure**

Freehold

**Council Tax**

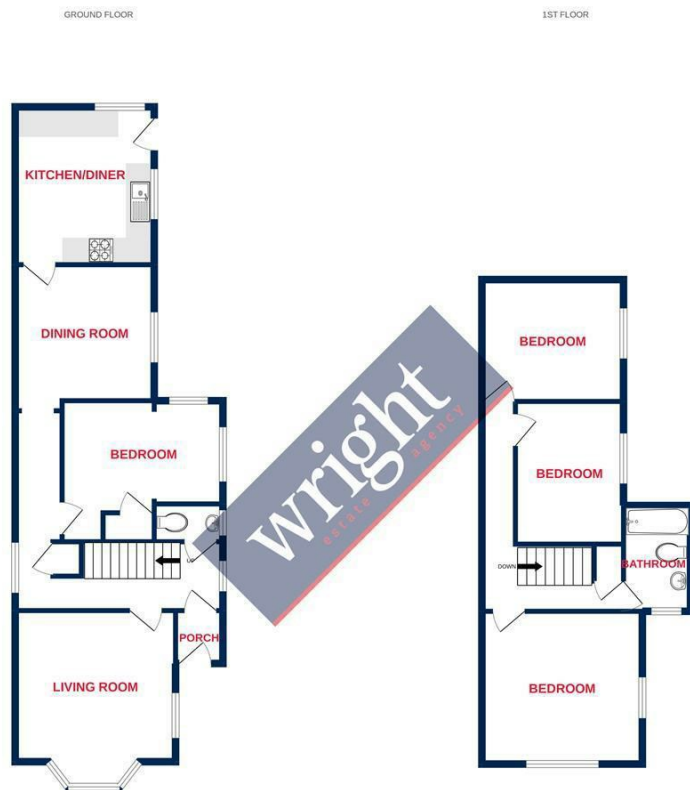
Band C

**Services**

Confirmed gas, electric, mains water and drainage.

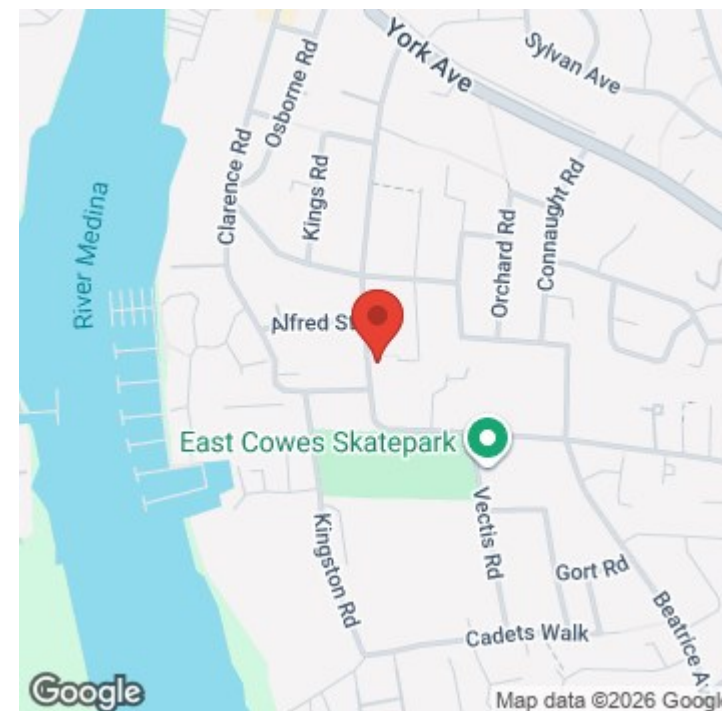
**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>                          |           | <b>82</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>65</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |



**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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