

eastcowes@wright-iw.co.uk

wright  
estate agency



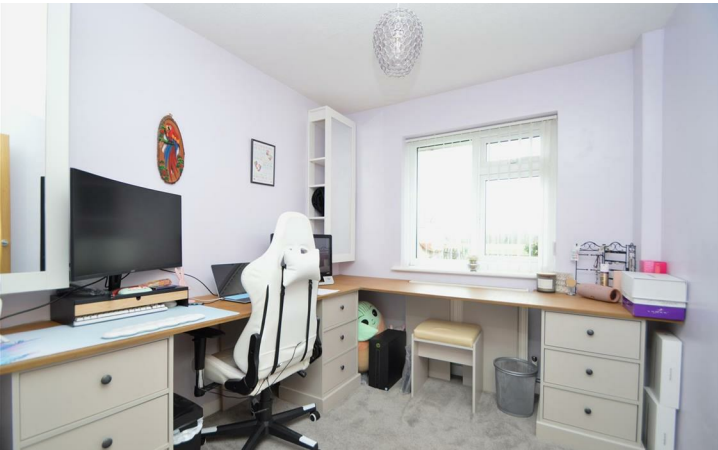
**£349,500**

31 Barton Close, Whippingham, Isle of Wight, PO32 6LS









Nestled in the desirable area of Barton Close, East Cowes, this spacious detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The bungalow features a welcoming reception room, providing a warm and inviting space for relaxation and entertaining, stunning kitchen with countryside views, two bathrooms and useful side porch.

One of the standout features of this home is its stunning countryside views, which can be enjoyed from various vantage points throughout the property. The good-sized garden offers ample outdoor space for gardening, play, or simply soaking up the sun, while the garage and driveway, complete with an electric charging point, provide practical solutions for modern living.

The location is particularly advantageous, being in close proximity to local schools, making it an excellent choice for families. This bungalow not only promises a comfortable living experience but also a lifestyle enriched by the beauty of its surroundings.

In summary, this detached bungalow in East Cowes is a rare find, combining spacious living, beautiful views, and a convenient location. It presents an excellent opportunity for those looking to settle in a sought-after area. Do not miss the chance to make this delightful property 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 half a mile away.



Hallway	
Lounge	11'10" x 15'8"
Kitchen	8'2" x 12'4"
Side Porch	
Bedroom 1	10'9" x 11'8"
En-Suite	2'7" x 10'9"
Bedroom 2	8'11" x 12'4"
Bedroom 3	8'0" x 8'10"
Bathroom	5'6" x 6'6"

**Outside**

To the front of the property there is a lawned area and mature trees. The rear garden has something for everyone. It is mainly laid to lawn which is ideal for the kids to play, patio areas with stunning countryside views which are perfect for those family gatherings and space to grow fruit and vegetables. The rear garden is ideal for all the family.

**Parking**

To the front of the property there is a driveway providing off road parking and electric car charging point. Located at the rear of the property is a garage with up and over door.

**Council Tax**

BAND C


**Services**

Unconfirmed gas, electric, telephone, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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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