

McCarthy
& BOOKER



50 Upper Moorgreen Road, Cowes, Isle of Wight, PO31 7LF



ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER
Nestled in the desirable area of Upper Moorgreen Road, this immaculate semi-detached house offers a perfect blend of comfort and style. The property has been very well-maintained and there are three spacious reception rooms, three well-proportioned bedrooms and two bath/shower rooms. There is off road parking for two vehicles, a valuable asset in this sought-after location, and the fabulous rear garden has been landscaped to give versatile uses. Must be viewed.

An immaculate 3 bedroom extended home

Located in the ever popular Upper Moorgreen Road, this stylish and beautifully presented home has been enhanced and improved by the present owners. There is a large family/sun room leading from the well appointed kitchen-diner, a long sitting/dining room, three generous sized bedrooms, two bath/shower rooms - one ensuite, and a loft room with Velux window. This home is ready to move into and must be viewed.



Interior

A bright and airy home with generous sized rooms, thoughtfully designed and extended and in fantastic condition. This neutrally and stylishly decorated home is perfect for modern day living.

Ground Floor:

The long hallway stretches ahead to the kitchen with understairs cupboards and shelving, giving plenty of storage options. The long sitting/dining room can be accessed from two doorways and has a double aspect, with a rear glazed door to the garden and a bay window at the front, which keeps this relaxing space bright and light.

The kitchen is very well appointed with its cream 'Shaker' style wall and base units that have light wooden worksurfaces flowing between. The integrated appliances include a water filter, dishwasher, Bosch double oven and gas four zone hob and a free standing tall fridge/freezer. The wall and floors are tiled in light stone and compliment the units beautifully.

Following on into the sun room you pass a dining area and a modern cloakroom. There is a pocket door that slides open to the utility room with space, plumbing and extraction for a washing machine and tumble drier and additional storage space.

The sun room/family room is a delightful area with its wooden flooring, lantern window and tri-fold doors that open to the garden and allows the daylight to flood in. A modern wood burner has a contrasting grey and white stone tiled wall behind it and is a great feature in this sociable room, great for entertaining or family times.

First Floor:

On this level are three double bedrooms, a family bathroom and access to the loft room from the long hallway with its colourful ceiling window.

There are two double bedrooms overlooking the rear garden, the large principal bedroom has a built in storage cupboard and an ensuite shower room that contains a fully tiled shower cubicle. The family bathroom is half tiled and includes a bath with overhead shower, basin and wc.

Loft Room:

Accessed by a loft ladder, this room has four undereaves access points to open storage areas that are partially boarded, a radiator, electrical sockets and a Velux window. This is a versatile space, either for additional storage or as a play/games room or additional 'hidden away' snug.

Exterior

A block paved driveway, with space for two vehicles, is at the front of the property. Easy to maintain and with a side entrance gate to the rear garden.

This long and very well maintained garden has been thoughtfully landscaped for a variety of uses and includes outside electric points at either end of this quiet and relaxing space.

The beautifully designed patio area, with light grey porcelain tiled flooring, is over two levels and makes the most of the sunshine in this south east facing garden. Following the path, that is to one side, you pass a large lawn area onwards to a private and secluded part of the garden beyond the two garden stores. Another grassed area leads to a large hard stand, perfect for a garden room or further out buildings (STPP).



Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Tenure: Freehold
EPC: D

Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Ground Floor
Approx. 83.7 sq. metres (901.3 sq. feet)



First Floor
Approx. 57.6 sq. metres (620.0 sq. feet)



Total area: approx. 141.3 sq. metres (1521.4 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk

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