35 Ward Avenue, Cowes, PO31 8AZ

Guide Price £719,000

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McCarthy & BOOKER

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Detached home in desirable area ~ First time on the market in over 30 years ~ Versatile and flexible living accommodation ~ Expansive south facing garden ~ CHAIN FREE

Detached 4/5 bedroom home in a desirable area

Located in Ward Avenue, a short stroll to all of Cowes amenities including the connection via the Red Jet to Southampton, this CHAIN FREE home has so much to offer with its versatile layout. There are four bedrooms on the upper floor with a possible fifth on the ground floor which could be merged into a self contained annexe. Two bath/shower rooms, expansive sitting room with terrific views to the established gardens, which are beautifully laid out. There is a garage workshop and off road parking for several vehicles making this home a rare opportunity for families seeking both space and convenience. This home has not been on the market for over 30 years and must be viewed!

Interior

This property has been comprehensively refurbished, including neutral decoration, upgrades to plumbing, heating, electrics, flooring and bathroom facilities, while retaining charming original features such as parquet flooring and period fireplaces. The result is a spacious and versatile home ready to move into, yet still offering exciting potential for further enhancement or extension, subject to the necessary permissions.

Ground Floor:

A welcoming entrance hall sets the tone, featuring parquet flooring, a striking staircase and excellent built-in storage. To the front of the property is a family room, while the heart of the home is the impressive dual-purpose sitting and dining area. Flooded with natural light through two sets of wide sliding doors, this wonderful space enjoys uninterrupted views across the beautifully established gardens and features extensive fitted storage and display cabinetry together with an attractive original fireplace that has a pretty tiled surround.

The kitchen looks out to the garden and has an excellent range of contemporary cream gloss wall and base units which include a four zone induction hob, NEFF double oven, NEFF dishwasher and wine cooler. A marble worksurface, with matching upstand, flows around the room with rustic metro tiles above, making a stylish feature in this well appointed room which also has space for a tall fridge freezer.

Beyond the kitchen lies a highly adaptable section of the house which could readily provide annexe accommodation. Comprising a ground-floor bedroom, additional reception room, utility room with space/plumbing for a washing machine and sliding doors to the rear garden, cloakroom, boot room and independent access to the front of the house. This area offers excellent potential for multi-generational living or guest accommodation. .

First Floor:
On this level the hallway, with its storage cupboard containing the Gledhill water cylinder and loft hatch, leads to four bedrooms, one ensuite, and a family bathroom.
The newly installed modern family bathroom has a bath with overhead shower, tall heated towel rail, floating vanity unit with basin and a WC.
Two double bedrooms look out to the Northwood Park estate at the fore of the property and benefit from built in storage cupboards.
There is also a single bedroom which could be utilised as a office or study and the final bedroom is a principal bedroom suite with large dressing room and an ensuite shower room which is fully tiled and has a concealed toilet cistern and basin within a vanity unit. All the rooms are bright and airy and newly carpeted.

Exterior

The wide driveway has parking to accommodate easily five vehicles or more; and the mature planting creates an attractive and private frontage, while external lighting and a dedicated 32-amp supply for future EV charging add modern practicality. The entrance door is within the enclosed and glazed porch, with a garage workshop to the left and a separate door leading to the rear garden. On the right hand side of this smart property is another entrance door and separate bin store which includes an outside tap and useful storage space.

The south facing rear garden is undoubtedly one of the property's standout features.
Beautifully landscaped and meticulously maintained, it offers a variety of distinct spaces to enjoy throughout the seasons. Winding block paved pathways wind around the garden leading to a variety of zones, from the bbq area close to the house to the generous sized chalet style summer house at the far end, an ideal hobby, studio or retreat. Along with the brick built bbq there is an outdoor sink with water supply, a potting table and access to the garage and internal passageway to the front garden.
Nestled in amongst the well tended flowerbeds is a quiet, stone paved, sitting area where you can relax amongst the roses, poppies, echiums and salvias. There is also a greenhouse, several raised vegetable beds, multiple garden stores, outside power and a compost heap - everything the keen gardener would appreciate. This meticulously maintained outside space, with its distinct spaces to enjoy throughout the seasons, is completed with a central manicured lawn.

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
Council tax band: F

Double glazed throughout
Mains water, gas, electricity and sewerage
Broadband max predicted: Download 1800mbps Upload 900mbps
Loft partially boarded with loft ladder
Gas central heating

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.

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