



McCarthy
& BOOKER

37 Maresfield Road, East Cowes, Isle of Wight, PO32 6AF

Guide Price £495,000



ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

This generously sized property is over three storeys, with four bedrooms, three bath/shower rooms, separate sitting room and a fabulous open plan kitchen/family/dining room that has tri-fold doors to the patio and FANTASTIC VIEWS OUT TO SEA!

Outside, at the rear, there is a LARGE GARAGE/BOATHOUSE, terraced garden and garden store with comfortable parking for two vehicles at the front of the property.

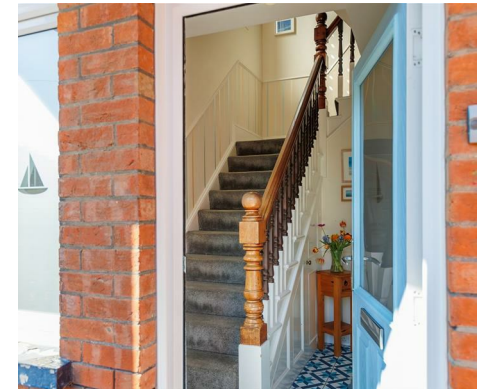
Edwardian semi-detached property

This generously sized property is over three storeys built in 1910, with four bedrooms, three bath/shower rooms, separate sitting room and a fabulous open plan kitchen/family/dining room that has tri-fold doors to the patio and views out to sea.

Outside, at the rear, there is a large garage/boat house, terraced garden and garden store with comfortable parking for two vehicles at the front of the property.

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Interior

A spacious home built at the turn of the century with many original features such as the internal doors, wide staircase, large windows and high ceilings making it bright and airy. There are delightful modern features added with an upper terrace accessed from a bedroom and trifold doors to the ground floor patio.

Ground Floor:

A wide hallway has a beautiful staircase, with part turned spindles, that rises to the upper floors and opens out to the separate sitting room, shower room and through to the main family area.

The large sitting room has a feature fireplace and a large bay window that fills the room with light. There is a modern shower room, beautifully finished with same patterned tiling as the hallway, which has a large cupboard that contains space and plumbing for a washing machine and tumble dryer.

A relaxing family area/snug follows through to the dining area which has the trifold doors allowing fantastic views and bathing the room in light. A high breakfast bar cleverly divides this sociable space with the kitchen being very well presented with space for a range style cooker and dishwasher. A thick wooden worksurface flows above the cream wall and base units, with a delightful pantry to one side that has lots of shelving and electrical power.

First Floor:

This floor has three large double bedrooms and a family bathroom.

All the bedrooms are bright and sunny with one giving access to a modern terrace, a perfect place to relax and enjoy the gorgeous panoramic views. This room has a built in cupboard which houses the boiler and room for useful storage. The further two bedrooms both have a pair of double built in wardrobes, one has a feature fireplace and the other with a bay window that looks over the fore of the property.

The family bathroom has a tiled floor and modern tub with hand held shower attachment with a separate walk in shower cubicle.

Second Floor:

This level has convenient side door access to the loft which has plenty of space for additional storage. The shower room is modern with a fully tiled walk in cubicle and Velux window allowing the light to flood in. The double bedroom has lovely views out of the window along with under eaves storage and built in wardrobes.



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.

