



McCarthy
& BOOKER

17 Charles Road, Cowes, Isle of Wight, PO31 8HG

Guide Price £415,000



ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

An immaculate detached home on Charles Road, Cowes. This lovely property has two spacious reception rooms, three double bedrooms, large driveway and stunning garden.

Situated in a peaceful neighbourhood, this house offers the tranquillity and privacy whilst being close to all amenities and local schools and college.

Don't miss out on the opportunity to make this charming detached house your new home.

Detached family home in quiet residential area

Close to schools for all ages and Cowes Golf Club. Three double bedrooms and garage with off road parking and beautiful well established gardens, this immaculate home is ready to move into. Five minutes drive to Cowes seafront and easy walking distance to Northwood Park and town with its wealth of boutique shops and varied pubs, bars and restaurants and access to Southampton via the Red Jet, makes an ideal location for everybody's needs.

Approaching The Property

With a beautiful arrangement of hedges, shrubs and lawn the front garden also has a large block paved drive, enough for 3 vehicles. This family home has obviously been loved and cared for during the past 37 years of residency. The garage, with up and over door, power points and lighting also contains the consumer unit and gas meter. It is as immaculate inside the large garage as inside the house itself, another pointer to the detailed upkeep and maintenance of this cherished home.

Through a double glazed porch door you enter into a smaller tiled lobby and then a second glazed dark wood front door into the house itself.

Ground Floor

The entrance hall is bright and neutral with laminate flooring and a practical flowing layout. Immediately to the left is the kitchen with its cream 'Shaker' style kitchen with metallic handles on the drawers and wall/base units. The light coloured wooden work surface matches the flooring and the same pallet of colours are used for the splash backs above the counter top. 'Bosch' integral appliances include the dishwasher, separate low level fridge and freezer, double oven, 4 ring gas hob and extraction hood. This spotless room continues with high quality fixtures of a 'Franke' composite sink with mixer tap.



Passing through into the dining area, it is bright from the full length windows and has the same neutral decor and soft carpet underfoot that flows into the living room. Entering this pristine area you are faced with double sliding patio doors and a large window that gaze out onto the beautiful landscaped garden. A gas fire sits on a light marble hearth and surround, finished with a light wood mantelpiece. Leaving this room you return to the entrance hall and to the right is a utility area and cloakroom with low level WC and basin. Access from this rear lobby to the garden.

First Floor

Climbing the stairs with a light wood handrail you reach the bright landing with all 3 bedrooms, family bathroom and two cupboards branching off. All 3 double bedrooms in neutral decor and in excellent order. The cupboards give storage space and one houses the boiler, the other a small radiator to use as an airing cupboard or further storage. Finally the family bathroom has a fully tiled shower cubicle, separate bath and low level WC and basin within a long vanity unit. Kept in the same muted colours and immaculate condition. A place of quiet contemplation and relaxation.

Garden

A gardeners dream, stocked with many established flowers, trees and shrubs around a central manicured lawn and curling shingle path to one side leading to the rear of the garden. This south facing and secluded garden has a colourful and spectacular array of plants including tall Echium, burgundy Acer, Cosmos, Cordyline and palms. The pergola has passion flowers growing up and trailing over. A wooden double seated garden swing will allow you sit and enjoy the tranquillity of this peaceful outdoors space, only broken with the sounds of robins, wrens and blackbirds. A paved seating area adjacent to the house, with outside electrical points, gives another point of relaxation or entertainment.

Additional Information

EPC: D

Council Tax Band: D

Gas central heating feeding radiators throughout

Vaillant Ecotech Plus 832 boiler with magna cleanse, warranty until Sept 2025

Double glazed throughout

Potential to redevelop the garage into another room (STPP)



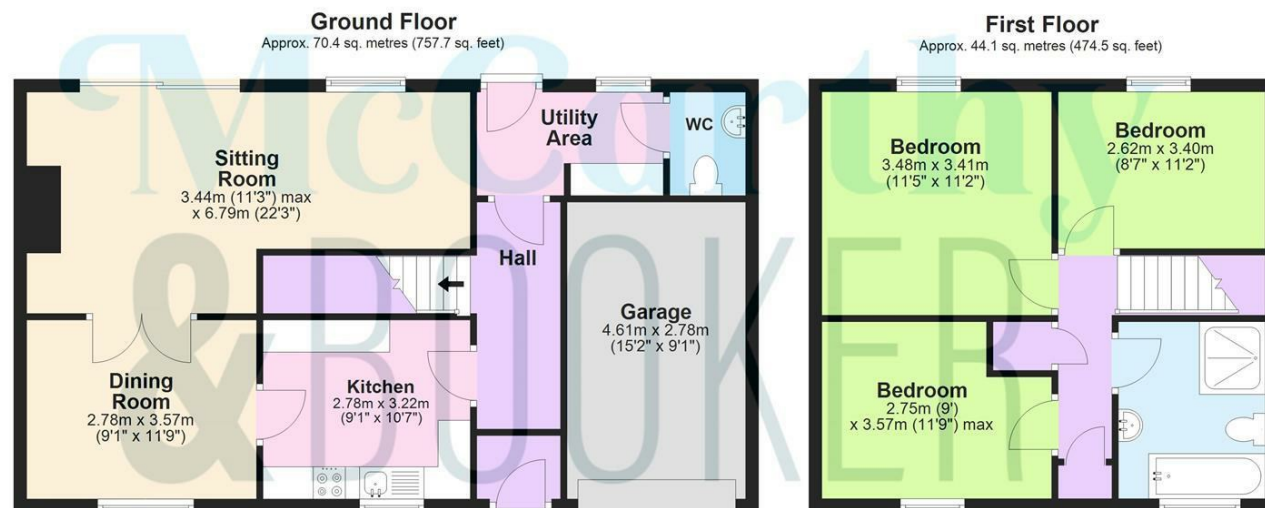
Viewing

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.



Total area: approx. 114.5 sq. metres (1232.2 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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

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