



43 Crossfield Avenue, Cowes

£385,000



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This handsome family home is set on the popular Crossfield Avenue, with excellent access to the local schools; green spaces and beaches as well as the town centre of Cowes and the hi-speed mainland ferry link. Warmed by gas central heating and with UPVC double glazing, the home is smartly presented, light and airy, set within a good sized plot with large mature gardens.

The ground floor accommodation comprises an interlinking sitting room and snug, divided by glazed doors to separate the areas as required; a smartly fitted kitchen and a separate adjacent dining room with doors to the garden, as well as a handy cloakroom.

The first floor provides four double bedrooms and a chic shower room to service them all. To the front of the home, there is plenty of parking and a detached garage.

The beautiful gardens provide privacy and a sunny space to enjoy, as well as giving the house so much flexibility and room to extend and create a larger family residence. The home backs on to Cowes Golf Club, adding to its appeal. Freehold. EPC C-70. Council Tax Band - E.

Stylish modern aluminium d/g front entrance door into:

### Entrance Hallway:

With stairs to first floor and doors off to:

### Cloakroom:

5'5" max x 3'8" max (1.67m max x 1.14m max)

With window to front, a handy facility with WC and wash hand basin.

### Snug:

10'7" x 8'7" (3.24m x 2.63m)

Set to the front of the home with polished wooden floorboards and large UPVC double

glazed front window. The room is interlinked to the sitting room by sliding multi paned doors, which allow the two areas to be separated or opened up as needed.

### Sitting Room:

13'8" max x 12'1" (4.18m max x 3.7m )

A light and comfortable room with large UPVC double glazed window and door looking and leading to the garden. Pale brick fireplace; glazed panel to the hallway and further door to:

### Dining Room:

11'3" x 10'2" (3.45m x 3.12m)

A lovely family dining room with wooden style





flooring and large modern patio doors linking the room to the rear garden. Door to:

### Kitchen:

10'4" max x 7'0" max (3.16m max x 2.14m max)

Set to the front of the home and fitted with pale wooden effect fronted units and dark matte worktops. Stainless steel sink unit; integrated oven; hob and concealed extractor hood; washing machine and fridge/freezer. Built in cupboard and windows to front and side.

### Stairs to:

### First Floor Landing:

With large UPVC double glazed rear window looking over the rear garden. Access to loft and doors to:

### Bedroom One:

11'4" x 9'8" + wardrobes (3.46m x 2.97m + wardrobes)

A light double bedroom with built in wardrobes and large rear window. Airing cupboard with gas fired boiler.

### Bedroom Two:

10'7" x 10'0" +wardrobes (3.25m x 3.06m +wardrobes)

A second double bedroom in pale yellow colours with double glazed window to the rear. Built in wardrobes.

### Bedroom Three:

10'6" x 8'8" + wardrobe (3.21m x 2.65m + wardrobe)

A smaller double bedroom with built in wardrobe and window to front.

### Bedroom Four:

9'9" x 8'7" (2.98m x 2.64m )

A fourth double bedroom with large front window.



### Shower Room:

7'4" max x 5'5" max (2.25m max x 1.66m max)

Smartly fitted with a vanity unit incorporating the wash hand basin and WC. Separate shower enclosure and opaque rear window. Attractive matte white tiling with pretty border.

### Front Garden & Parking:

To the front of the home is an open lawned area, with a block paved driveway to the side which leads to the:

### Garage:

16'10" x 8'2" (5.15m x 2.51m )

With up and over door.

### Rear Garden:

This large, sunny, mature garden offers areas of patio and lawn with hedged borders for privacy and planted with mature shrubs and trees; shed and greenhouse. The garden backs on to Cowes Golf Club.

### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



Pop in for a chat  
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Arrange a viewing  
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Email: hello@meganbakerestateagents.com



| Energy Efficiency Rating                    |           |                                             |
|---------------------------------------------|-----------|---------------------------------------------|
| England & Wales                             |           |                                             |
| EU Directive 2002/91/EC                     |           |                                             |
| Very energy efficient - lower running costs |           |                                             |
| A                                           | (92 plus) |                                             |
| B                                           | (81-91)   |                                             |
| C                                           | (69-80)   |                                             |
| D                                           | (55-68)   |                                             |
| E                                           | (39-54)   |                                             |
| F                                           | (21-38)   |                                             |
| G                                           | (1-20)    | Not energy efficient - higher running costs |
| Current                                     |           |                                             |
| Potential                                   |           |                                             |
| 81                                          |           |                                             |
| 70                                          |           |                                             |

