



26 Moorgreen Road, Cowes
£375,000

 **Megan Baker**
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This beautifully stylish detached bungalow is conveniently positioned for Cowes town centre and the local bus routes. It has been lived in and loved for 15 years by the current owner, who has added their own mark to it with the installation of a sleek, fully integrated kitchen as well as a chic bathroom with bath and separate wet room style shower area. The accommodation is warmed by modern gas central heating, and has the benefit of solar panels, which provide the electricity to the house as well as some income.

The home has a bright sitting room with a square bay front window and two double bedrooms on the ground floor, as well as the kitchen/breakfast room with doors to the garden; separate utility room and handy separate WC. A beautifully arranged loft area provides a third, large and bright double bedroom, and completes the internal accommodation.

The home has the bonus of a driveway providing parking and a neatly arranged, mostly lawned rear garden - which provides a blank canvas to make your own. Offered Chain Free. Freehold; Council Tax Band - D. EPC -C-69

Steps up to storm porch with:

Smart modern front entrance door into:

Entrance Hallway:

A light and welcoming entrance to the home in cream decor, with stairs to the first floor attic bedroom. Wooden doors to:

Sitting Room:

15'8" max x 11'10" max (4.78m max x 3.63m max)

A comfortable room of a good size with a large square walk-in bay window to the front. Decorated in attractive hessian colours.

Kitchen/Dining Room:

20'3" max x 9'4" max (6.18m max x 2.87m max)

Set to the back of the home, this super, sociably

designed room combines the sleek kitchen and a good sized dining area which links to the garden via a wall of bi-fold doors. The kitchen has a window to the side and is fitted with a good range of smart glossy white fronted units, with pale granite effect worktops which incorporate the square one and a half bowl stainless steel sink unit. Integrated appliances include the fridge/freezer; dishwasher; eye-level double oven and separate induction hob with extractor hood over.

Utility Room:

6'4" max x 6'0" max (1.94m max x 1.84m max)

Set in an extended part of the home, this very handy utility room has a second sink unit and provides space and plumbing for the washing machine below a worktop. Door to rear garden and wall mounted gas fired boiler.





Bedroom One:

15'8" max x 11'11" (4.78m max x 3.65m)

A good sized double bedroom with a walk-in square UPVC double glazed bay window to front. Decorated in pale colours with pretty poppy papered accents to two walls.

Bedroom Two:

11'11" x 9'9" + recess (3.64m x 2.98m + recess)

A second double bedroom with UPVC double glazed side window and pale wooden flooring. A handy storage recess sits to one corner.



Bathroom:

10'5" max x 8'2" max (3.19m max x 2.51m max)

A large, shaped bathroom with electric under floor heating to the tiled floor. Decorated in soft yellow with smart tiling to the walls and fitted with chic white suite of wall mounted vanity wash hand basin; oval bath and separate wet room style shower area with glass screening. Opaque rear window.

Cloakroom:

6'4" max x 2'11" max (1.94m max x 0.9m max)

A separate area with concealed cistern WC and wall mounted wash hand basin. Opaque rear window.

Stairs to:

Bedroom Three:

15'1" max x 13'11" max (4.60m max x 4.26m max)

A wonderfully large and light third double bedroom with velux windows to the front and rear. Plenty of built in shelved storage as well as eave storage cupboards.



Parking and Front Garden:

A smart driveway is set to the front and side of the home, providing parking. There is also a lawned area with planted borders to one side and gated access leads to the:

Rear Garden:

This sunny, mainly lawned garden is enclosed by fencing and has a decking area outside the bi-fold doors as well as a separate patio area to one corner. There is a shed to the other corner of the garden.

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



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Arrange a viewing

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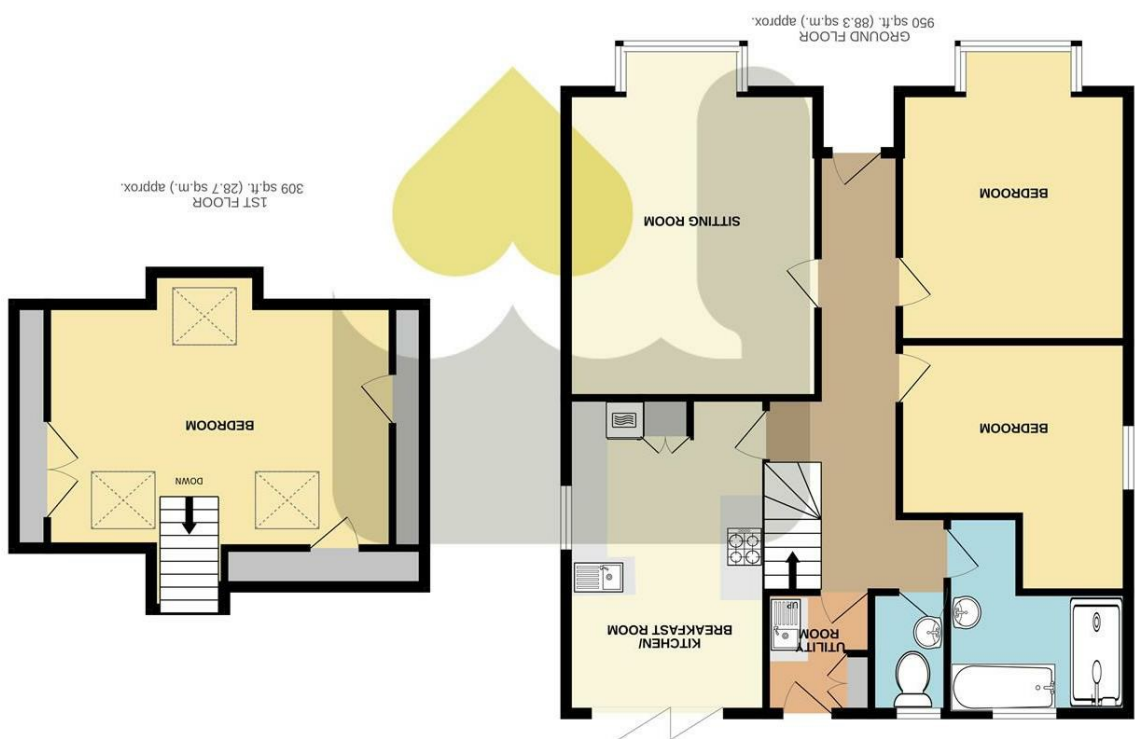
Email: hello@meganbakerestateagents.com

Pop in for a chat

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	69	Potential
	75	