



39 Stephenson Road, Cowes
£350,000

 **Megan Baker**
Estate Agents



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This beautifully presented family home is positioned in a popular and extremely pleasant residential road, with good access to the local schools; town centre amenities and beaches. The home is wonderfully light, with fresh, clean decor; tall ceilings and attractive features, offering comfortable and welcoming accommodation. The elegant sitting room is placed at the front of the home, with a gas fired woodburner style stove as a focal point; whilst the centrally located dining room is open to the fabulous, well stocked kitchen. In addition to a handy utility room, there is also a bathroom to complete the ground floor. Upstairs, there are three double bedrooms - with Solent and roof top views to the rear - and a sleek shower room to service them all.

The home has parking to the front and has gas central heating; UPVC double glazing and an enclosed rear garden, laid to a beautiful Indian Sandstone patio, with a large workshop to the end.

FREEHOLD. COUNCIL TAX BAND -C. EPC - D-58.

UPVC double glazed side entrance door into:

Entrance Hallway:

A spacious area with under stairs cupboard; smart oak style flooring which flows through the dining and kitchen areas and multi paned door into:

Sitting Room:

12'0" max x 10'11" + bay (3.67m max x 3.35m + bay)

In an elegant off white colour palette with high, coved ceiling and picture rail. UPVC double glazed bay window to front and beautiful feature fire surround with a gas woodburner style stove as a warming focal point.

Dining Room:

12'0" x 9'11" (3.67m x 3.03m)

A super family entertaining space in white decor with opaque UPVC double glazed side window. A wide square opening links the room to the kitchen, creating a wonderfully sociable room.

Kitchen:

19'1" max x 8'0" max (5.84m max x 2.46m max)

A fabulous room with smart pale wooden effect shaker style fronted units, topped by granite effect worksurfaces, all complemented by green and blue mosaic splashbacks. The room is well stocked with an excellent range of cupboards and plenty of worksurface area with a curved stainless steel sink unit; integrated under counter oven; hob and extractor chimney. There are spaces for fridge/freezer and dishwasher and a tall cupboard houses the gas fired boiler. UPVC double glazed french doors look at lead to the garden at the end and a further door to one side, leads to the:

Utility Room:

12'2" max x 5'11" max (3.71m max x 1.82m max)

A very handy extra storage space, with UPVC double glazed to front. Built in storage cupboard and space and plumbing for washing machine. Door to:





Bathroom:

6'6" max x 5'10" max (1.99m max x 1.80m max)

Fitted with a white suite of shower bath; large wash hand basin and WC. Glossy white tiling and UPVC double glazed opaque rear window.

Turning staircase to:

First Floor Landing:

With opaque UPVC double glazed side window and doors to:

Bedroom One:

13'3" max x 9'11" + wardrobes (4.05m max x 3.04m + wardrobes)

A beautifully presented double bedroom with UPVC double glazed front bay window offering a super rooftop outlook over the river Medina to East Cowes. Soft white decor with one wall of mirror fronted wardrobes.

Bedroom Two:

9'11" x 8'11" (3.04m x 2.73m)

A second double bedroom with flat, coved ceiling and picture rail. UPVC double glazed rear window with an outlook to the Solent.

Bedroom Three:

11'9" + entrance area x 8'0" max (3.59m + entrance area x 2.45m max)

A third double bedroom, again with flat coved ceiling and picture rail. Large UPVC double glazed rear window with a lovely outlook to the Solent.

Shower Room:

6'11" max x 4'11" max (2.11m max x 1.52m max)

A sleek room, fitted with WC; vanity wash hand basin and curved shower enclosure with shower spray and separate rainfall shower. Pretty pale blue tiling; access to loft and UPVC double glazed opaque side window.



Parking:

To the front of the home is a driveway providing parking.

Rear Garden:

Fully enclosed by fencing and laid to a handsome, large Indian sandstone patio, creating an outdoor entertaining space. Spanning the width of the garden at the rear is a solid:

Workshop:

14'1" x 9'4" (4.31m x 2.85m)

A super storage area which could be changed to create a home office or summerhouse. With multi paned front window; pitched, tiled roof; power and light.

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

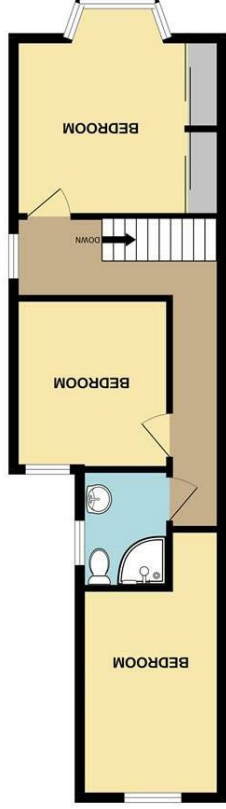


Pop in for a chat
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 Email: hello@meganbakerestateagents.com
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	Current
82	58
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	



Third view attempt has been made to ensure the accuracy of the floorplan content here; measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 1036 sq. ft. (96.2 sq. m.) approx.