



52 Upper Moorgreen Road, Cowes
£450,000

 **Megan Baker**
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This handsome detached family home is positioned in the popular Upper Moorgreen Road, with good access to the local schools and parks as well as the main Cowes and Newport bus routes. It has gas central heating; double glazing and has been beautifully styled to create a fabulous family living kitchen/dining area which flows seamlessly through the bi-fold doors to the rear garden. The home offers a separate sitting room; a good sized utility room and a ground floor cloakroom as well as four bedrooms - one en-suite and a first floor bathroom. There is block paved parking to the front of the home with an EV charging point, as well as a beautiful, long rear garden which is sunny and private. The garden has a gorgeous slate patio set outside the kitchen/dining room, with steps up to the main lawned garden which is bordered by very attractive planting. There is a good sized studio towards the end, with a second secret garden set behind it. Here you can find another shady dining patio and a working garden with vegetable beds and fruit trees. Freehold. Council Tax Band - D. EPC D- 65.

Multi paned entrance door to:

Entrance Porch:

With futher painted wooden door to:

Entrance Hallway:

In white decor with rustic wooden floorboards. Stairs to first floor with handy storage cupboards under and white panelled doors to:

Sitting Room:

14'0" max x 11'11" (4.29m max x 3.64m)

In crisp white, a comfortable separate reception room with a bay window to front.

Family Kitchen/Dining Room:

15'2" max x 14'11" max (4.63m max x 4.56m max)

Set to the back of the home, this gorgeous room has powder coated aluminium bi-fold doors to the end, which open up to provide a seamless link to the white patio area set outside and frame the beautiful

garden view. The kitchen is arranged in an L-shape with peacock blue painted units; chunky wooden worksurfaces and marbled splashback tiling. Space for a fridge/freezer and space for a range style cooker and for a slimline dishwasher. Door to:

Utility Room:

9'10" max x 7'3" max (3m max x 2.21m max)

A wonderful extra space with lots of fitted storage. Spaces for stacked washing machine and tumble dryer as well as space for a dishwasher. Butler sink unit and external door to side.

Cloakroom:

7'6" + cupboards x 7'3" max (2.3m + cupboards x 2.21m max)

Again, a superb additional storage area with WC and wall mounted wash hand basin. Built in cupboards provide additional storage and conceal the gas fired boiler.

Stairs to:





First Floor Landing:

With built in airing cupboard and access to part boarded loft with a pull down ladder. A recess to one end of the landing has a cleverly created built in desk. White panelled doors to:

Bedroom One:

15'8" max x 14'0" max (4.79m max x 4.29m max)

Set to the front and spanning the full width of the home, this lovely main bedroom has a front bay window as well as a separate window to one side of the bay. Decorated in a rich navy blue with a crisp white ceiling and inset spotlights. Door to:

En-Suite Shower Room:

6'10" max x 3'10" max (2.10m max x 1.18m max)

Fitted with a white suite of WC; vanity wash hand basin and shower enclosure with rainfall shower and separate spray.

Bedroom Two:

10'0" x 9'4" (3.05m x 2.85m)

A second double bedroom in white with window to side.

Bedroom Three:

12'0" x 7'8" (3.66m x 2.35m)

A pretty bedroom in white decor with apple green accents to half height. Large rear window framing the garden view.

Bedroom Four:

8'9" max x 7'6" (2.69m max x 2.31m)

In white decor with a recess area to one side - perfect for a single bed. This area has a dark blue fish motif accent wall and the rear window looks to the garden.

Bathroom:

7'10" max x 5'1" max (2.41m max x 1.57m max)

Decorated in white and fitted with WC; vanity wash hand basin and bath with shower over. Opaque side window.



Parking:

A block paved driveway sits to the front of the home providing parking with the benefit of an EV charging point. Gated side access leads to the:

Rear Garden:

This gorgeous, sunny and private rear garden is divided into distinct, yet flowing areas. The wide slate patio is set outside the kitchen/dining room with central steps leading up to the long lawned garden with a small ornamental pond to one side and mature, structured planting to border. A studio sits to the end of this section, beyond which is the secret garden. Here you can find a shady dining patio as well as vegetable beds and a working garden area.

Studio:

13'1" max x 12'7" max (4m max x 3.85m max)

An L-shaped studio with UPVC double glazed door and windows to front as well as another window to the rear. With wooden style flooring and a deep navy accent to one wall, this is an ideal play area or work from home space.

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

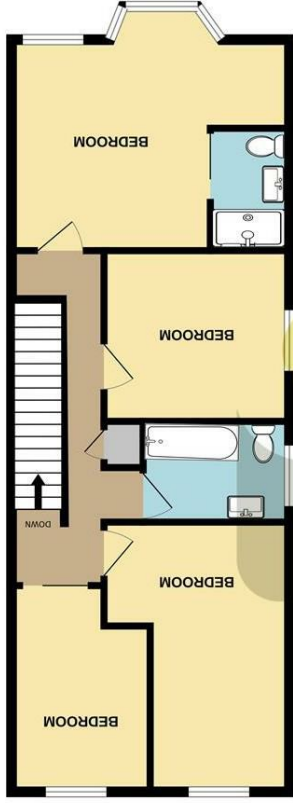


Pop in for a chat
 Megan Baker Estate Agents
 128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

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 Email: hello@meganbakerestateagents.com
 Love this property and want to see more?



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



1ST FLOOR
 605 sq. ft. (56.2 sq. m.) approx.



GROUND FLOOR
 650 sq. ft. (60.2 sq. m.) approx.

What every agent has been made to ensure the accuracy of the layout contained here, measurements are taken to the best of their ability. This plan is for information only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Call the agent.

TOTAL FLOOR AREA: 1210 sq. ft. (112.4 sq. m.) approx.