



38 The Green, Cowes
£250,000

 **Megan Baker**
Estate Agents



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This very smart modern semi detached home is just 5 years old, and located with excellent access to the local school; bus routes and town centre amenities, as well as the beautifully maintained Northwood Park. The home is light and spacious, with gas central heating and UPVC double glazing. Set on a pedestrianised area, means that it is lovely and quiet, without passing traffic. The ground floor provides a sleek modern kitchen/dining room; a chic cloakroom and a large living room which spans the width of the home to the rear, with doors to the garden. Upstairs, there are three bedrooms - two good sized double bedrooms and a third small double/generous single room. The very stylish bathroom services the bedrooms and is decorated in a black and white theme. The garden is the biggest bonus for the home, as it is private, sunny and a really good size for a modern home, with areas of tiered decking and lawn, as well as a wide paved side access. Freehold. Council Tax Band -C. EPC B-84

Smart UPVC double glazed entrance door into:

Entrance Hallway:

A good sized and welcoming entrance to the home in crisp white decor with limed oak style flooring which flows through the ground floor. Stairs to first floor with handy recess under and oak grooved doors to:

Living/Dining Room:

18'2" x 12'0" (5.55m x 3.66m)

Spanning the width of the home to the rear, a lovely room in a combined colour palette of white with striking geometric dark teal accents to two walls. The room provides plenty of space for both seating and dining

and has a window to rear as well as french doors leading out to the garden.

Kitchen/Breakfast Room:

13'2" max x 11'1" max (4.02m max x 3.38m max)

Set to the front of the home, a sleek modern kitchen which gives plenty of space for a table. The glossy taupe fronted units with moulded handles are topped by grey oak style worksurfaces. Integrated dishwasher; under counter oven; hob and concealed extractor hood. Spaces for fridge/freezer and washing machine. Window to front with one and a half bowl stainless steel sink unit below.



**Cloakroom:**

5'8" max x 2'11" max (1.74m max x 0.91m max)

A very handy facility fitted with chic white WC and wash hand basin. Opaque side window.

Stairs to:**First Floor Landing:**

With access to loft, window to side and oak grooved doors to:

Bedroom One:

18'2" max x 11'8" max (5.56m max x 3.57m max)

Spanning the width of the home to the front, the room is decorated in fresh white, with soft pink accents. Two front windows let light flood in and there is a cleverly created shelved recess to one corner, which makes a cute reading nook.

Bedroom Two:

10'11" max x 9'8" max (3.35m max x 2.97m max)

A second light and airy double bedroom with sloped ceiling and large rear window. Decorated in white with subtle sand coloured accents.

Bedroom Three:

9'8" max x 6'10" max (2.96m max x 2.09m max)

A very pretty bedroom which provides a small double room or comfortable single bedroom, currently used as a dressing area. Window to rear.

Bathroom:

7'6" max x 5'10" max (2.29m max x 1.79m max)

In black and white, fitted with a stylish modern

suite of vanity wash hand basin; WC and square shower bath with rainfall shower and separate spray. Black marbled style panelling creates a splashback to the hand basin and bath areas.

Front Garden:

An open, lawned front garden has a shared central paved pathway to both houses in the pair. Gated side access leads to the:

Rear Garden:

This good sized, private and sunny garden has areas of tiered, decked terrace outside the home, with lawn beyond and a raised L-shaped planted border to one corner. Wide side access with a gate to the front 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

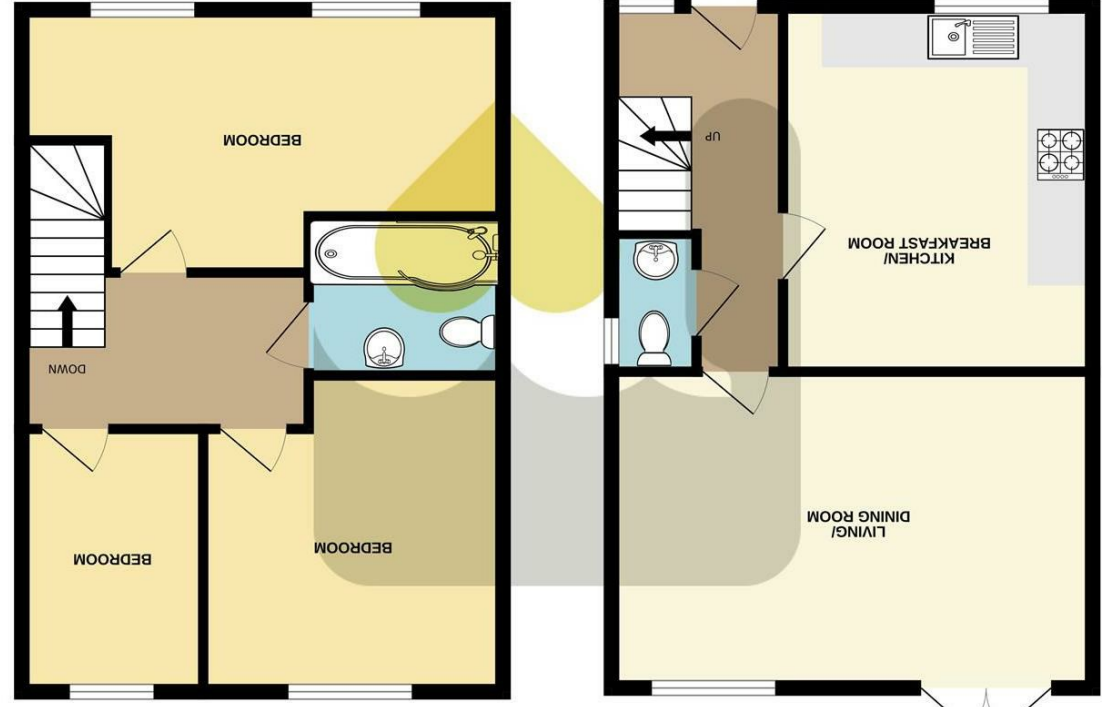


Pop in for a chat
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 Email: hello@meganbakerestateagents.com
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	95
Current	84
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
	(1-20) G
	(21-38) F
	(39-54) E
	(55-68) D
	(69-80) C
	(81-91) B
	(92 plus) A
Very energy efficient - lower running costs	



GROUND FLOOR: 43.7 sq.m. (approx.)
 1ST FLOOR: 43.7 sq.m. (approx.)

TOTAL FLOOR AREA: 94.1 sq. ft. (87.4 sq.m.) approx.
 Whilst 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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