



114 Mill Hill Road, Cowes
£315,000

 **Megan Baker**
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This beautifully presented semi detached home is warmed by gas central heating and has smart UPVC double glazing. Located within reach of the town centre; mainland ferry link and schools. this period home is spacious and well appointed with stylish decor throughout. The stunning front entrance door with its stained glass detailing and surround, introduces you to the home and the welcoming entrance hallway leads you to the lovely sitting room at the front of the home, as well as the fabulous kitchen/dining room to the rear. There is the bonus of a utility room and handy cloakroom. Upstairs, there are two good sized double bedrooms with walk-in bay windows; a third single bedroom and smart family bathroom. The gardens extend to the side and rear of the home, enclosed by fencing for privacy and designed for sunny entertaining. Double gates allow access into the garden, creating a parking area and in front of the gates on the road is a keep clear white line which can provide additional on-road parking for one car.

Block paved pathway with planting to each side leads to the:

FRONT ENTRANCE DOOR:

Gorgeous solid wooden door with stained glass, leaded light inserts and side panels to:

ENTRANCE HALLWAY:

A beautiful entrance to the home in grey décor with stylish tiled floor; stairs to first floor with cupboard under and half glazed doors to:

SITTING ROOM:

15'5" max x 12'8" (4.7 max x 3.87)

With stripped pine floors and elegantly corniced ceiling; a lovely room in olive green colours with double glazed sash bay window to front and handsome, period working fireplace with marble surround as a focal point.

DINING ROOM:

15'1" max x 12'11" max (4.6 max x 3.96 max)

A super family dining room with stripped pine floors; coved ceiling and beautiful feature fireplace with black cast iron surround. Full height, deep UPVC double glazed sash bay offset to side and plenty of space for a table. Wide archway linking the room to the:

KITCHEN:

9'9" max x 6'6" max (2.98 max x 2 max)

Fitted with duck egg coloured fronted units; slate style floor and wooden effect worksurface. Chunky, rustic shelved storage to one wall and one and a half bowl sink unit to one side. Spaces for cooker and tumble dryer.





UTILITY ROOM:

7'9" max x 5'8" max (2.37 max x 1.73 max)

In soft grey décor with tiled floor and UPVC double glazed rear window. Fitted with wall mounted cupboard and space and plumbing for washing machine. Smart composite stable style door to garden and further door to:

CLOAKROOM:

5'7" max x 3'0" max (1.71 max x 0.93 max)

With opaque double glazed rear window and fitted with white WC and corner, wall mounted wash hand basin.

Turning Staircase to:

FIRST FLOOR LANDING:

With doors to:

BEDROOM ONE:

15'0" max x 12'7" (4.59 max x 3.86)

A lovely double room with full height, deep UPVC double glazed sash bay window to front and handsome feature fireplace. Soft white décor and picture rail.

BEDROOM TWO:

16'0" max x 12'11" max (4.9 max x 3.95 max)

A second double room with full height, offset square UPVC double glazed bay window to side. Slate grey decor with crisp white above the picture rail. Built in airing cupboard housing the gas fired boiler.

BEDROOM THREE:

10'0" x 6'5" max (3.07 x 1.97 max)

A pretty single bedroom in pale grey; double glazed

window to rear and recessed shelving to chimney breast. Access to loft.

BATHROOM:

7'4" max x 4'1" max (2.26 max x 1.26 max)

The room sits to the front of the home and features glossy white brick style tiling and funky floor tiles. Fitted with white WC; vanity wash hand basin and bath with deluge shower over with separate hair spray. Opaque double glazed sash window.

GARDENS:

Garden extends to the side and rear, designed for entertaining. the rear garden is laid to gravel and slate with a shed to rear. Double gates at the side open to Bellevue Road providing access to park. The side garden is laid to gravel and lawn, with a planted border to one side and slate area to one corner - ideal for al-fresco dining.

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.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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Arrange a viewing

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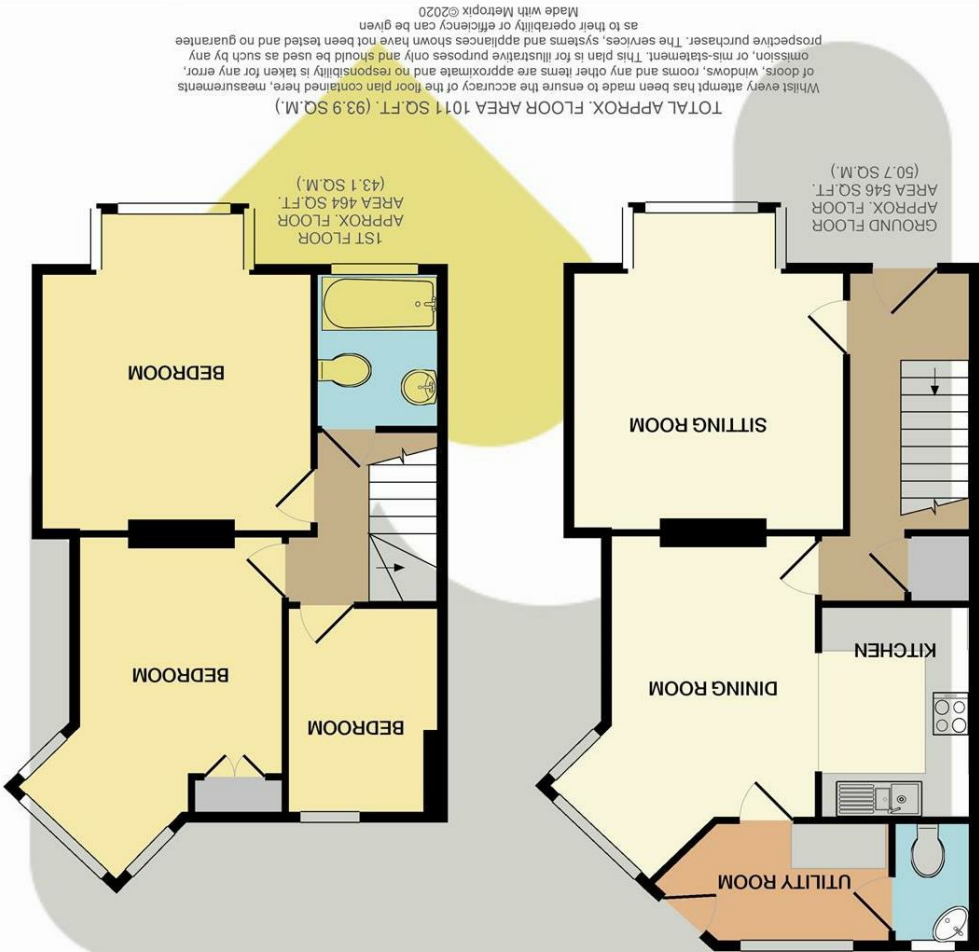
Email: hello@meganbakerestateagents.com

Pop in for a chat

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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	56	Potential
		68