



87 Moorgreen Road, Cowes
£285,000

 **Megan Baker**
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This beautifully presented semi detached home has been lovingly and extensively improved in recent years to now offer stylish and spacious family accommodation. Warmed by gas central heating and with UPVC double glazing, the home is introduced by a very smart hallway with great fitted cloaks storage and beautiful oak floor (running throughout most of the ground floor). The chic lounge is set at the front with a handsome wood burning stove and deep bay window with window seating. The spacious family dining room leads open plan through a wide archway into a smartly fitted kitchen with moulded handle glossy white units; oak block worktops and a good range of integrated appliances. To the rear of the home is the luxurious bathroom which features both a bath and large glazed shower enclosure. On the first floor are three attractive double bedrooms with the master bedroom featuring a pretty period fireplace. Side access leads to a carefully landscaped, enclosed garden with areas of decked terrace, level lawn, planted border and a useful shed. Set conveniently accessible to the town centre, ferry terminals and schools, this gorgeous house is one not to be missed! Freehold. EPC D-56. Council Tax Band - B

UPVC double glazed front entrance door...

With glazed inserts opening to the...

Entrance Hallway:

A welcoming and very smart introduction to the home with built in oak block topped cloaks area cupboards; attractive oak balustrade staircase and light oak flooring which runs throughout most of the ground floor.

Sitting Room:

14'6" max x 11'0" max (4.42m max x 3.36m max)

An elegant and comfortable sitting room with wide bay window to the front and oak block topped shaped window seat under. The focal

point of the room is a handsome Charnwood woodburning stove which is set on a slate hearth with a floating oak mantle over. This contrasts beautifully against the deep slate grey accent wall.

Dining Room:

11'10" x 10'11" (3.63m x 3.34m)

A sociably arranged family gathering room with plenty of space for table and chairs. The room leads open plan through a wide archway to the kitchen. Fitted cupboard housing the gas fired boiler. Window to the rear.





Kitchen:

11'0" max x 7'5" max (3.36m max x 2.27m max)

Stylishly fitted with a range of white glossy units with moulded handles and oak block worktops giving an appealing blend of modern and character styling. Integrated appliances include a ceramic hob with extractor hood over; electric oven and fridge freezer as well as spaces for a dishwasher and washing machine. Large side window and door leading into the garden. Door to the...



Bathroom:

7'10" max x 7'7" max (2.41m max x 2.33m max)

A spacious and luxurious area featuring both a panelled bath and large shower enclosure. A wide wash handbasin is set in a chic vanity unit with a slate grey floor coordinating with the grey grouted white brick tiling. WC and opaque windows to the side and rear. Extractor unit.



Turning stairs lead to the...

First Floor Landing:

With opaque side window; pull down ladder access to the loft and white panelled doors to...

Bedroom One:

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

A well proportioned master bedroom with pretty period fireplace and two front windows.

Bedroom Two:

12'0" x 8'0" (3.67m x 2.44m)

Another pretty double room with a window to the rear.

Bedroom Three:

10'10" x 7'6" (3.32m x 2.3m)

A third smaller but bright double bedroom with side facing window.

Rear Garden:

Gated side access leads to the enclosed, attractive rear garden which has areas of decked terrace; a small lawn and planted borders. Useful garden shed, outside sockets and tap.

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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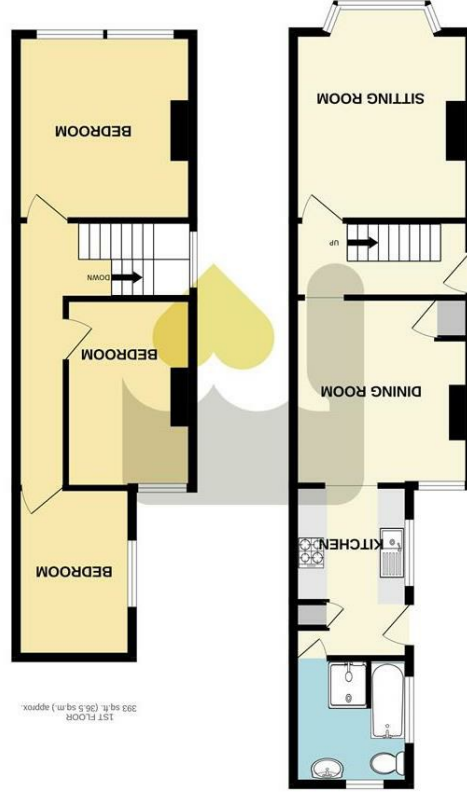
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Pop in for a chat

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What every attempt has been made to ensure the accuracy of the diagrams contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any agent, 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	72	