



34 Milton Road, Cowes
£275,000



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Sometimes you just know a house is going to wow you when you walk through the door, and this is one of those homes! With beautiful, exposed floorboards throughout and calm neutral tones, the property offers a tranquil escape for a very lucky new owner. When entering the house, you are welcomed by floods of light running through the depth of the property. To the front is a beautiful living room decorated in the most wonderful green shade with an attractive fireplace and bay window. Set at the centre of the home is an additional reception room with a feature fireplace. To the rear of home is the country style kitchen dining room with patio doors linking to the garden; creating the perfect indoor/outdoor living during the warmer months. The ground floor also offers a cloakroom and handy utility room. A gorgeous painted staircase with blue/green tones creating an ombre effect leads to the first floor. On this level (which is presented in fresh neutral colours with more feature fireplaces) there are two lovely double bedrooms and a third single room or study, all serviced by a modern family bathroom. Positioned in a popular road which is accessible to the town centre, ferries and cycle track through to Newport, the home really is a little gem! CHAIN FREE! Freehold. EPC D-67. Council Tax Band - B.

Smart front entrance door to:

Entrance Hallway:

In fresh white décor with stripped wooden flooring and door to:

Living Room:

13'8" max x 10'8" max (4.19 max x 3.27 max)

The polished wooden floorboards flow through into this room, which offers flexibility of additional living space or would also work well as dining area. Attractive feature fireplace surround; window to rear and bifold doors to:

Sitting Room:

13'4" max x 10'5" max (4.07 max x 3.20 max)

A beautiful sitting room decorated in tranquil

green tones, with UPVC double glazed bay window to front and exposed brick open fireplace with wooden surround.

Kitchen/Dining Room:

21'3" max x 9'1" max (6.5 max x 2.78 max)

Beautifully styled with wood effect work surfaces above chic modern units. Spaces for range style cooker and fridge/freezer. A stainless-steel sink unit sits below the side window and there is a cupboard housing the gas fired boiler. The end part of the kitchen comfortably accommodates a dining table with french doors leading out to the garden, creating a seamless flow of indoor/outdoor living during the summer months. Door off to:





Cloakroom:

3'7" max x 2'10" max (1.10 max x 0.88 max)

Fully tiled and fitted with WC and corner wall mounted wash hand basin.

Utility Room:

12'9" max x 3'11" max (3.90 max x 1.21 max)

With glass roof allowing light into the kitchen, this super room provides additional space with a worktop along one side and undercounter spaces for washing machine; tumble dryer and dishwasher. UPVC double glazed door to garden at one end.



Turning staircase to:

First Floor Landing:

Access to the fully insulated loft with pull down ladder and light, making a great storage space. Doors to:

Bedroom One:

12'8" max x 10'11" max (3.87 max x 3.34 max)

A pretty main bedroom with olive green accent wall; and handy built in wardrobes to either side of the chimney breast which features a period fireplace. Large UPVC double glazed bay window to front.

Bedroom Two:

13'1" max x 8'9" max (3.99 max x 2.69 max)

A second good size double room to the rear of the home with a blush pink accent wall. UPVC double glazed window to rear.



Bedroom Three/Study:

7'11" max x 5'7" max (2.43 max x 1.72 max)

Currently used as a study with handsome dark wooden desk space set against a striking navy accent wall - this room would be best suited to an office or walk in wardrobe, but has been previously used as a small single bedroom.

Bathroom:

4'10" max x 7'10" (1.48 max x 2.39)

Stylishly fitted and fully tiled with sleek white suite of bath with shower over and glass screen; WC and wash hand basin with heated mirror above. Inset spotlights.

Rear Garden:

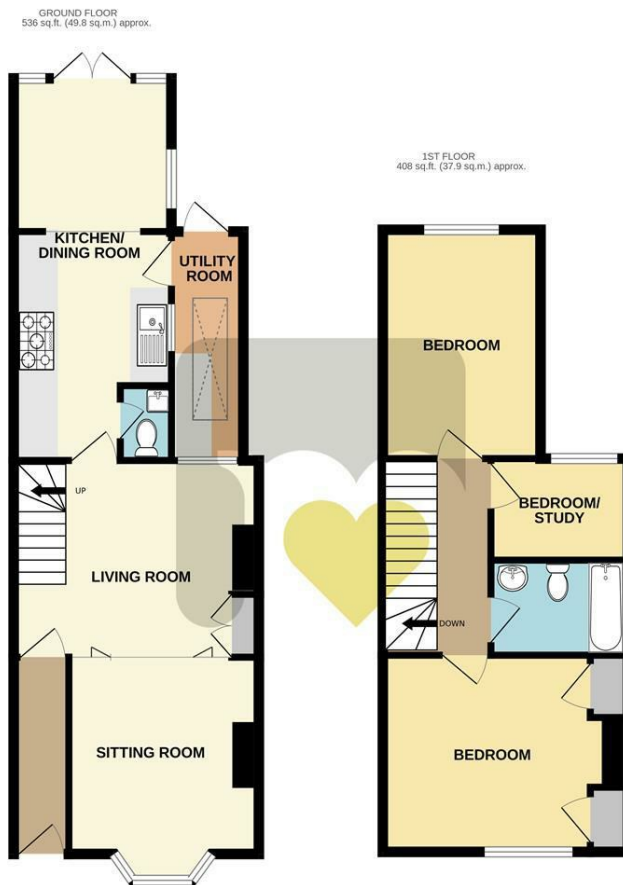
This sunny rear garden is partially paved with steps up to a lawned area with large shed to rear.

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

Floorplan



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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Energy Efficiency Rating

	Current	Potential
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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

67

80



Arrange a viewing

Love this property and want to see more?

Call us on **01983 280555**

Email: hello@meganbakerestateagents.com

Pop in for a chat

Megan Baker Estate Agents

128 High Street Cowes Isle of Wight PO31 7AY

meganbakerestateagents.com

