



8 Cotton Close, Cowes, Isle of Wight
£315,000



Megan Baker
Estate Agents

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Tucked away in a generous corner plot, this handsome detached home offers beautifully presented accommodation. The home is located with good accessibility to the excellent local town facilities and mainland ferry link as well as being in a small and friendly cul-de-sac. Decorated in fresh white, the home offers a comfortable sitting room with patio doors to the decked rear terrace; a separate family dining room and smartly fitted kitchen/breakfast room with separate utility room. There is a very handy cloakroom to complete the ground floor accommodation. Upstairs, there are three double bedrooms; a fourth single room and stylish family bathroom as well as an en-suite shower room to the master bedroom. The front garden has been neatly gravelled and designed with structured planting to add height and colour; whilst the enclosed and sunny rear garden is presented with a super decked terrace; large patio area and arranged as different areas to sit out and enjoy.

Smart front entrance door into:

ENTRANCE HALLWAY:

A welcoming entrance to the home in fresh white decor with stairs to first floor; handy storage cupboard and smart wooden doors to:

CLOAKROOM:

With white suite of WC and wall mounted wash hand basin. Window to side.

SITTING ROOM:

15'1 max x 11'1 max (4.60m max x 3.38m max)

Again in fresh white decor with coved ceiling and feature fireplace with coal effect gas fire. Double

doors look and lead to decked terrace and rear garden.

KITCHEN/ BREAKFAST ROOM:

11'10 max x 11'6 max (3.61m max x 3.51m max)

A good sized family kitchen fitted with pale wooden effect units; coordinating mottled worktops which form a breakfast bar to one end and stylish linen coloured panelled splashbacks. Integrated oven; hob and extractor hood as well as spaces for dishwasher and fridge/ freezer. Window to rear and door to garden. Door to:

UTILITY ROOM:

6'4 max x 4'9 max (1.93m max x 1.45m max)





A very handy extra space with stainless steel sink unit; fitted cupboard units and space and plumbing for a washing machine.

DINING ROOM:

11'1 max x 8'8 (3.38m max x 2.64m)

A super extra family room with smart wooden style flooring and plenty of space for a dining table. Window to front.

Attractive turning staircase to:

FIRST FLOOR LANDING.

With built in cupboard; access to loft and doors to:

BEDROOM ONE:

12'0 max x 10'0 max (3.66m max x 3.05m max)

A lovely double room in a green colour scheme with built in double wardrobe; window to rear and door to:

EN-SUITE SHOWER ROOM:

6'5 max x 4'9 max (1.96m max x 1.45m max)

Fully tiled and fitted with wash hand basin; WC and shower enclosure. Window to side.

BEDROOM TWO:

11'1 max x 8'11 (3.38m max x 2.72m)

Again in fresh white with built in double wardrobe and window to front.

BEDROOM THREE:

9'8 max x 7'9 + ent area (2.95m max x 2.36m + ent area)

A second double room in white with angled ceiling and built in wardrobe. Window to front.



BEDROOM FOUR:

8'11 max x 6'8 max (2.72m max x 2.03m max)

A comfortable single room with window to rear.

BATHROOM:

6'3 max x 5'5 max (1.91m max x 1.65m max)

Fully tiled in chocolate glossy and shower area; WC and Wash hand basin window to rear.

FRONT GARDEN:

An attractive garden laid to gravel and planted with shrubs. A driveway sits to one side leading to the garage and gated access to the:

REAR GARDEN:

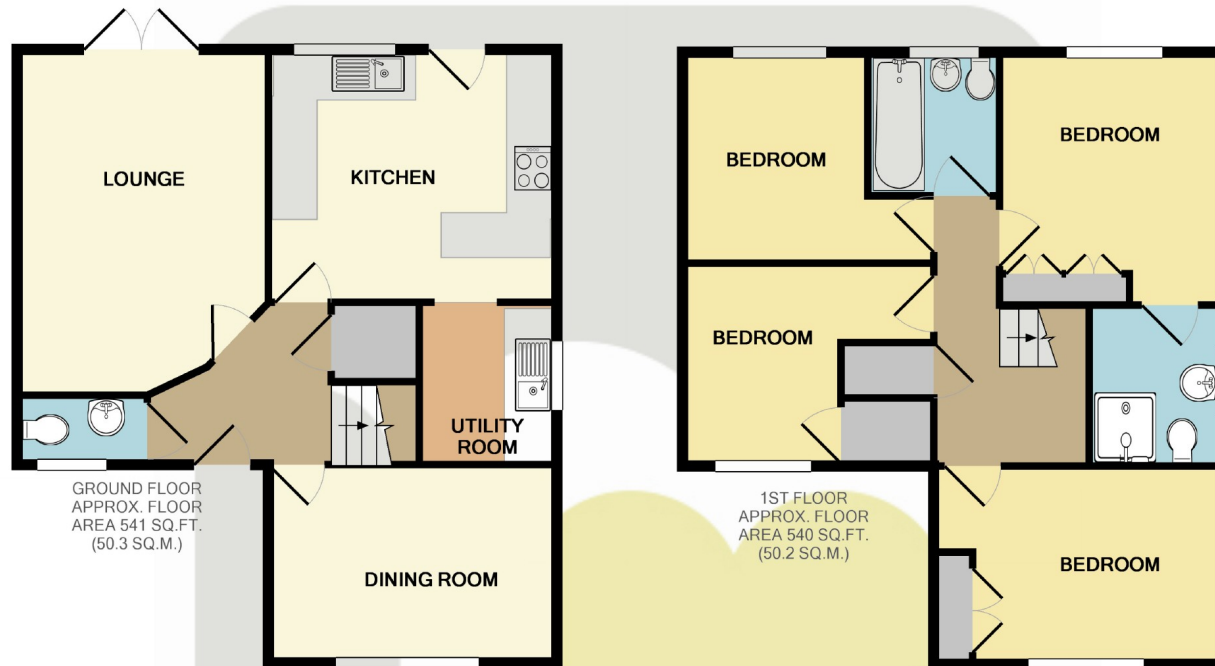
The neatly tended rear garden occupies a corner plot with a large decked terrace; patio and gravel areas with a summer house and a secluded spot, ideal for a hot tub. The garden offers privacy and is planted with a variety of young shrubs and attractive palms.

Viewings: Strictly by appointment only through Megan Baker Estate Agents

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

Floorplan



TOTAL APPROX. FLOOR AREA 1081 SQ.FT. (100.5 SQ.M.)

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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