

7 Haven Close

East Cowes, PO32 6GL

£310,000
FREEHOLD



Offered for sale chain free, this fantastic three to four bedroom property offers versatile accommodation throughout and benefits from a low-maintenance rear garden with a decked terrace, plus there is a garage and driveway parking.

- Modern, semi-detached house
- Occupies a corner plot
- Family bathroom, en-suite, and ground floor cloakroom
- Set within a quiet residential position
- Gas central heating and double glazing
- Three to four bedrooms
- Well maintained and presented
- South facing rear garden with sheltered decking
- Near to mainland ferry connections and local amenities
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated within the exclusive Hawthorn Meadows development, this modern family home occupies a corner plot with a driveway for two vehicles to the side as well as a single garage close by providing an additional driveway for a further vehicle. Having been owned for the last 8 years by the current owners, the property has been a fantastic home for them as well as a successful holiday let business. The accommodation offers a spacious entrance hall at the heart of the home which provides access to each of the rooms and to the first floor. Also benefitting this beautiful home is a ground floor cloakroom, a family bathroom, and an en-suite shower room to bedroom one, which provides convenient living for busy family life. A modern kitchen and a spacious lounge provide access to the sheltered decked terrace in the rear garden, creating a fantastic connection between the inside and outside. Also situated on the ground floor is a versatile reception room, currently set up as a fourth bedroom, which offers flexibility to be used as a separate dining room, a snug, or an office. On the first floor are three bedrooms, an en-suite, and a family bathroom. Outside, a fully enclosed rear garden has been well-designed to offer a low-maintenance space and provides a secluded, south-facing spot.

Situated in a desirable residential area of East Cowes, close to the magnificent Osborne House, many amenities are located just minutes from the property including the popular Folly Inn pub, a Waitrose supermarket, a convenience store, plus a varied selection of shops and eateries. The quiet shingle and sand beach in East Cowes is ideal for family days out and enjoys fantastic views across the Solent and out towards Cowes marina. The impressive esplanade boasts an adventure playground and a paddling pool, a cafe, and has a wooded area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under two miles away, and just across the Medina estuary is the vibrant town of Cowes which provides a high-speed catamaran service and is home to the oldest and biggest sailing regatta in the world. This convenient, central location is ideal for exploring all of the delights the Island has to offer and is served by Southern Vectis bus route 4 linking the town with Ryde, and bus route 5 linking with the County town of Newport where a wide range of amenities can be enjoyed. These include a variety of shops, vibrant bars and restaurants, a multiplex cinema and community theatres.

Welcome to 7 Haven Close

Beautifully framed by mature shrubs, this semi-detached brick-built property features a canopy porch with external wall lighting which leads to the white panel front door and into the lovely entrance hall.

Entrance Hall

Providing a welcoming, spacious entrance to the home, this well-presented area is dressed with a wood-effect laminate floor complemented by a white wall decor and enjoys natural light from the entrance glazing. Fitted with a radiator and a pendant light fitting, this space has a carpeted staircase with a white spindle balustrade and a series of white panel doors opening to a lounge, a kitchen, a bedroom/dining room and a cloakroom. Additionally, this space includes a central heating thermostat and an integrated door mat.

Lounge

20'00 max x 10'10 (6.10m max x 3.30m)

Benefiting from a box bay window to the front aspect, this generous lounge provides ample space for lounge furniture as well as providing access to the decking and rear garden through glazed French doors. A lovely feature within this room is the electric coal effect fire which creates a lovely ambience through the cooler winter months. The space is neutrally decorated and benefits from a wood effect laminate floor plus it is lit by two pendant light fittings and warmed by two radiators. The room is fitted with a television antenna cable, telephone point, and the internet connection point.

Kitchen

14'03 max x 9'07 (4.34m max x 2.92m)

Continuing the flooring from the entrance hall is this modern kitchen benefitting from a partially glazed door to the rear garden. Fitted with wood-effect base and wall cabinets plus a granite effect worktop with a matching upstand, this kitchen provides under-counter space for two appliances including plumbing for a washing machine and a separate dishwasher. The worktop integrates an electric oven with a gas hob and a cooker hood over, plus a stainless steel 1.5 sink and drainer beneath a window to the rear. The kitchen offers ample space for a large fridge freezer plus additional storage space underneath the stairs. A pendant light fitting is also located here.

Bedroom Four/Dining Room

12'07 max x 9'10 max (3.84m max x 3.00m max)

Featuring a box bay window to the front aspect, this versatile room continues with the white wall decor from the entrance hall which is complemented by a cosy, neutral carpet. A pendant light fitting and a radiator are also located here.

Cloakroom

This convenient ground floor cloakroom is finished with a neutral vinyl floor and a neutral wall decor including a lilac papered feature wall with an elegant pattern. Warmed by a radiator, this space provides a dual flush w.c, and a pedestal hand basin with a white, mosaic tiled splashback. Benefiting from an opaque glazed window to the front aspect, this room also includes a ceiling light fitting and an electrical consumer unit.

First Floor Landing

A soft neutral carpet from the staircase continues to the first floor landing which provides access to three bedrooms and a bathroom via a series of white panel doors. Benefiting from natural light via a window to the rear aspect, this space also has a pendant light fixture and a ceiling hatch providing access to a partially boarded loft space with lighting.

Bedroom One

15'08 max x 11'01 max (4.78m max x 3.38m max)

Enjoying a dual aspect with a window to the front and side, this carpeted bedroom is spacious and finished with neutral interiors including a blue floral papered feature wall. Fitted with a radiator and pendant light fitting, this room also benefits from an en-suite shower room and a triple built-in wardrobe with sliding doors incorporating a mirror.

En-suite Shower Room

Neutrally decorated and fitted with a vinyl floor, this room has a clear glazed shower cubicle with white wall tiling, a dual flush w.c. and a pedestal hand basin with white splashback tiling and a glass shelf plus a wall-mounted mirrored cabinet above. Warmed by a small radiator, this space also includes an extractor fan, a ceiling light fitting and an opaque glazed window to the front aspect to provide privacy.

Bedroom Two

13'06 max x 10'11 max (4.11m max x 3.33m max)

Featuring a window to the front aspect with a radiator beneath, this double bedroom benefits from access to two, large recessed storage cupboards, with one housing a water tank. Lit by a pendant light fixture, this carpeted bedroom is dressed with a neutral decor which includes a red floral papered feature wall.

Bedroom Three

8'03 x 7'09 (2.51m x 2.36m)

Dressed with light yellow walls and a light blue feature wall, this carpeted bedroom offers a single size and has a window to the rear aspect with a radiator beneath to provide warmth. A pendant light fixture is also located here.

Family Bathroom

Decorated with a warm-neutral vinyl floor and white walls, this bathroom has a white suite comprising a dual flush w.c. beneath a mirrored wall cabinet and a pedestal hand basin with a neutral tiled splashback. Fitted with a clear glazed shower guard, a panel bath has a white tile surround and a chrome mixer tap incorporating a showerhead fixture on a slider bar above. Featuring an opaque glazed window to the rear aspect, further benefits of the room include an extractor fan, a ceiling light fitting and a shaver socket.

Rear Garden

Featuring low-maintenance artificial grass, this delightful space is fully enclosed by a brick wall and timber fence panels. Boasting a south-facing position, this garden features an array of raised flower beds as well as a large decked terrace with a corrugated roof, providing shelter on those rainy days. Fitted with external lighting and an outside tap, this garden also provides a small walkway, from the corner of the garden to the rear door of the garage, making it easily accessible.

Parking

Located adjacent to the neighbouring property, 7 Haven Close benefits from a garage for one vehicle as well as a parking space on the driveway in front. Additionally, the property includes an extra two spaces on a driveway to the side of the property.

7 Haven Close represents a fantastic opportunity to acquire a modern, well-presented family home situated in a convenient location complete with plenty of driveway parking and a desirable south-facing rear garden. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: C

Services: Mains water and drainage, electricity, gas.

*Please Note: Furniture and fittings may be acquired by separate negotiation if required.



Ground Floor

First Floor

Please note these floorplans are not to scale - for visual purposes only



Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		