

# 102, Crossfield Avenue

Cowes, PO31 8EL



Situated within a desirable area of the popular sailing town of Cowes, this detached bungalow has been beautifully renovated and offers three bedrooms, open plan living, a private rear garden, plus driveway parking and a garage.

- Charming, detached bungalow
- Desirable, sought-after location
- Beautifully appointed living space with conservatory
- Wonderful, private rear garden with patio
- Driveway parking with a garage
- Modern, naturally light interiors
- Three bedrooms and a modern shower room
- First time to the market in over 30 years
- Short walk to Gurnard beach
- Town centre amenities and travel links nearby

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

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Lovingly maintained and updated over the 34 years of ownership, this property has undergone extensive renovation in recent years which now offers bright, modern interiors which are ready for the new owners to enjoy. The property benefits from a small porch opening into an entrance hall which flows through the property providing access to three bedrooms, the shower room, and the lounge-diner which leads through to the conservatory and the kitchen. There is access to the garage from the kitchen. The sunny garden benefits from a south-east facing position and offers a wonderful space to sit, relax, and enjoy the peaceful surroundings.

Conveniently close to a wide range of amenities and a frequent bus route, the bustling town centre of Cowes lies just over a mile away and offers visitors a mix of wonderful boutique shops, independent restaurants, bars and cafes along with the high-speed Red Jet foot passenger service to Southampton. This vibrant seaside town is a magnet for the sailing community and each year plays host to the world-famous Cowes Week and is also the starting point for the Round the Island Yacht race. Situated just under a mile from this lovely home is the picturesque, pebble and shingle beach at Gurnard, where wonderful family days out can be enjoyed. Offering safe bathing and amazing sunset views, the beach also has a large sloped green and children's play area behind. The town's 'twin', East Cowes, is reached by chain ferry across the Medina estuary from where the regular Red Funnel car ferry service to Southampton can be found as well as Queen Victoria's former residence, Osborne House. Just a 10-minute drive from the property is the Island's principal town of Newport, which also provides a wide range of shops, restaurants and cafes.

#### **Welcome to 102 Crossfield Avenue**

The driveway to the front of the property offers parking with a grassed area to the side. There is a step up to the front door.

#### **Entrance Hall**

Naturally light and neutrally decorated, the space provides access to most of the accommodation plus there is access to the loft space from here.

#### **Lounge - Diner**

Situated at the heart of the home, this beautiful space enjoys wonderful views over the rear garden and benefits from a large window to the rear and glazed doors into the conservatory. The room is finished with a warm wood effect flooring which flows through most of the bungalow and is fitted with floor lighting within the lounge space.

#### **Kitchen**

Well maintained and benefitting from dual aspect windows to the rear and side, this kitchen offers plenty of storage from fitted base and wall cabinets as well as providing space for appliances such as a fridge freezer, dishwasher, washing machine, and a gas cooker. There is a door here to the garage.

#### **Conservatory**

Providing uninterrupted views of the rear garden, this wonderful conservatory benefits from a sliding door out to the sunny garden and also benefits from central heating meaning it can be used all year round. Fully glazed with a dwarf wall, the space also offers integrated blinds which provide shade from the hot summer sun.

#### **Bedroom One**

Offering plenty of space for bedroom furniture, this double bedroom enjoys a window to the rear.

#### **Bedroom Two**

Enjoying the afternoon sunshine through the window to the front aspect, this double bedroom continues the neutral décor and has ample space for bedroom furniture.

### **Bedroom Three**

Currently utilised as an office, the space has been used as a single bedroom and offers space for a wardrobe and desk.

### **Shower Room**

Recently refurbished to offer a modern bathroom suite, the space comprises a large walk-in shower, an integral hand basin and w.c, and a chrome heated towel rail which is controlled by the central heating. The space is finished with stylish neutral wall and floor tiles with the added benefit of underfloor heating, an extractor fan, and an obscure glazed window to the front aspect.

### **Garden**

Mostly laid to lawn with mature planting around the side, this garden benefits from a paved patio area which enjoys sunshine for most of the day with its south-east facing position. With access to the side and front of the property, the garden benefits from a side access as well as being fully enclosed.

### **Garage**

Accessed from the kitchen or through the barn doors at the front of the property, this garage space is equipped with power and provides plenty of storage or space to park a vehicle.

### **Parking**

There is a large concrete driveway to the front of the property with parking for up to three vehicles plus there is additional parking within the garage.

102 Crossfield Avenue presents a fantastic opportunity to acquire a beautifully renovated detached bungalow within a sought-after area with three bedrooms. A viewing is highly recommended with the sole agent, Susan Payne Property.

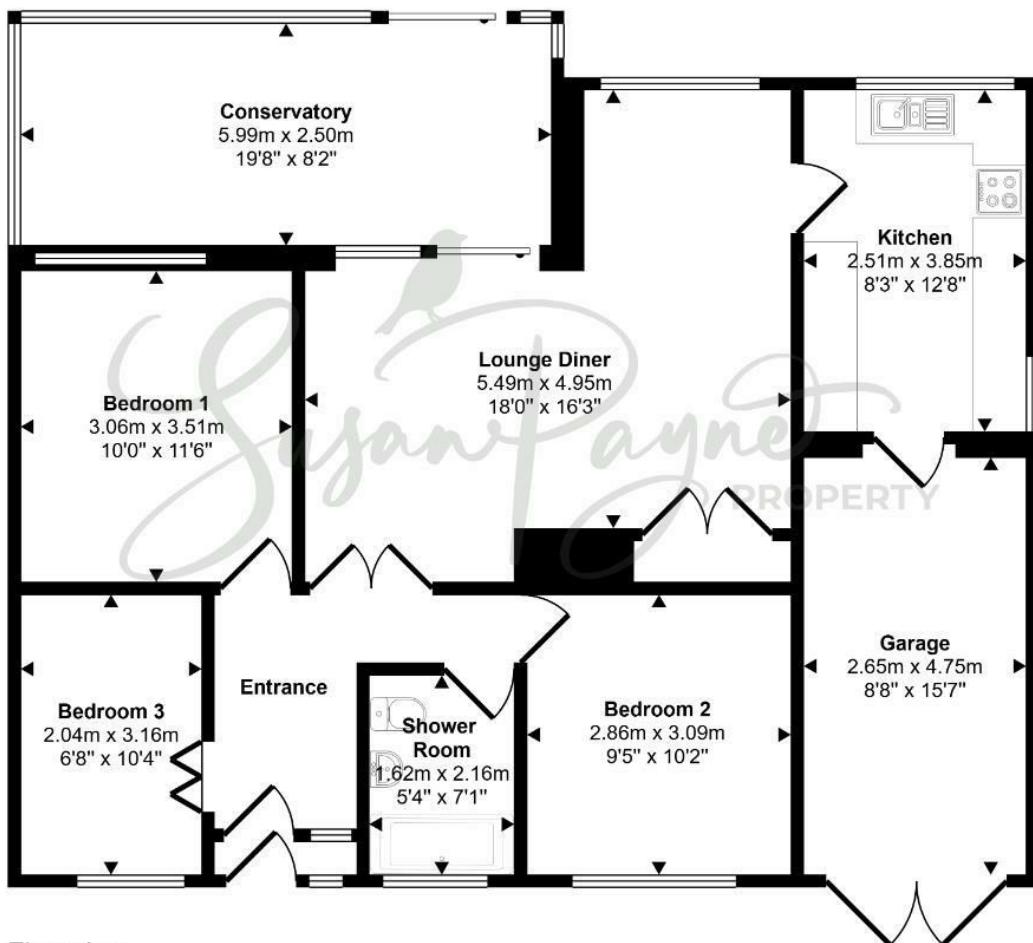
### **Additional Details**

Tenure: Freehold

Council Tax Band:

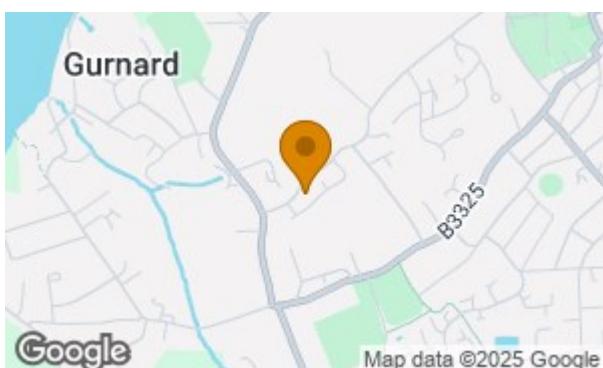
Services: Mains water, gas, electricity, drainage, Solar panel owned 3.5 kw system and battery.

Approx Gross Internal Area  
105 sq m / 1132 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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