



MARVINS
ESTATE AGENTS



95 PALLANCE ROAD, NORTHWOOD, PO31 8LS £569,950

Welcome to this stunning 5/6 bedroom detached house located on the sought-after Pallance Road in Northwood. This property boasts ample space for a growing family. The spacious accommodation includes the kitchen /dining/living area extending 38' from front to rear of the house with French doors giving access to the patio and attractive rear gardens.

There is also a separate lounge also with direct access to the garden. The flexible 6th bedroom could easily be an office or just a play room. There are two bathrooms and an en-suite shower room to the master bedroom, gas heating and double glazing installed.

Situated in a popular location, this house offers the perfect blend of convenience and tranquillity. The front and rear elevations both enjoy attractive country outlooks.

The property features a spacious car parking area to the front giving access to the integral garage. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.

COWES OFFICE

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Entrance Doors Part double glazed side windows to:

ENTRANCE PORCH

Semi glazed door to:

SPACIOUS ENTRANCE HALL

Radiator. Stairs to upper floor off. Attractive laminate wood floor.

KITCHEN/LIVING AREA/DINING AREA

38' x 10'8" (11.58m x 3.25m)

Semi circular bay window to front. Radiator. Rear double glazed window and side French doors to patio and garden. Attractive wood effect laminate wood flooring throughout. Further radiator. Kitchen with a large breakfast bar and cupboard storage below. Range of floor cupboards, solid wood worktops over, integrated dishwasher, ceramic butler sink and mixer tap over. Range master cooker, 5 burner hob with two fan oven cooker included. Large extractor with canopy over.

LOUNGE/SNUG

11'2" x 11' (3.40m x 3.35m)

Exposed brick to one wall. Double glazed French doors to garden. A Charnwood wood burning stove. Radiator.

BEDROOM 6/STUDY/PLAY ROOM

Semi circular double glazed bay window. Wall radiator. Feature under stairs storage cupboard. Door to:

INTEGRATED GARAGE/UTILITY

19'8" x 9'3" (5.99m x 2.82m)

Radiator. Double glazed door and window to rear gardens. Fitted sink and mixer tap over. Plumbing for washing machine. Space for tumble dryer. Worcester gas boiler. Remote control roller garage door to front.

BATHROOM

Panelled bath with shower over. Pedestal wash basin, low level WC and towel rail/radiator. Attractive tiled floor and walls. Double glazed windows.

FIRST FLOOR

Landing and loft access.

BEDROOM ONE

11' x 12'2" (3.35m x 3.71m)

Double glazed window. Attractive outlook to fields and countryside. Radiator.

EN-SUITE SHOWER ROOM

Large walk-in shower cubicle. Low level WC, concealed cistern, vanity wash basin. Radiator. Attractive tiled floor. Double glazed window. Towel rail/radiator.

BEDROOM TWO

10'9" x 9'1" excluding cupboard space (3.28m x 2.77m excluding cupboard space)

Double glazed window. Radiator. Wall to wall fitted wardrobe cupboards.

BEDROOM THREE

11'10" x 8'3" (3.61m x 2.51m)

Double glazed window. Fitted wardrobe cupboard. View to open aspect over fields.

BEDROOM FOUR

7'5" x 8'1" (2.26m x 2.46m)

Radiator. Double glazed window. Built in cupboard.

BEDROOM FIVE

19'11" max in to bays x 9'5" (6.07m max in to bays x 2.87m)

Exposed brick wall to one side. Two radiators. Double glazed windows.

BATHROOM

Freestanding roll top bath with shower attachment and mixer tap. Vanity wash basin. Low level WC with concealed cistern. Towel rail/radiator. Double glazed window.

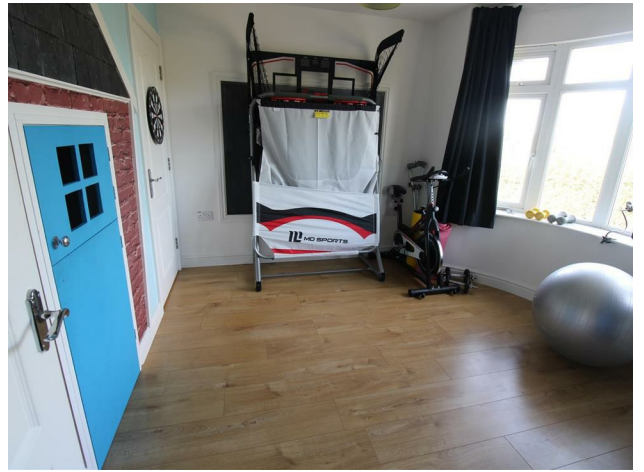
OUTSIDE

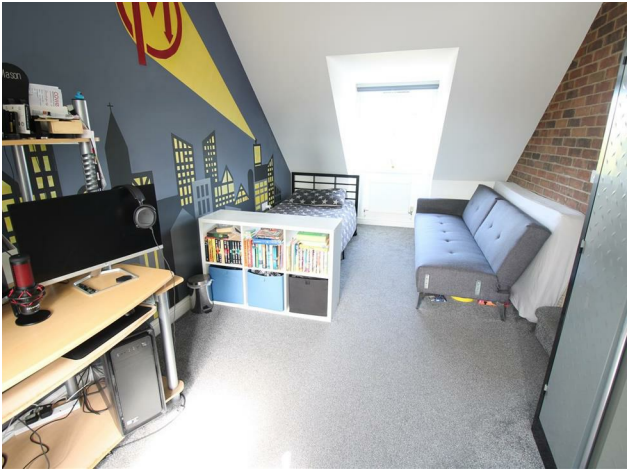
To the front of the property a block paved car hardstanding offers ample off road parking and access to the Integral garage. The rear garden is a good size with Paved patio. There is Garden store and wooden Gazebo with climbing wall and power available. Raised planting beds and main garden laid to lawn. Separate astro turf area of side garden. Mature border and shrubs.

TENURE

This property is Freehold. Council tax band D.







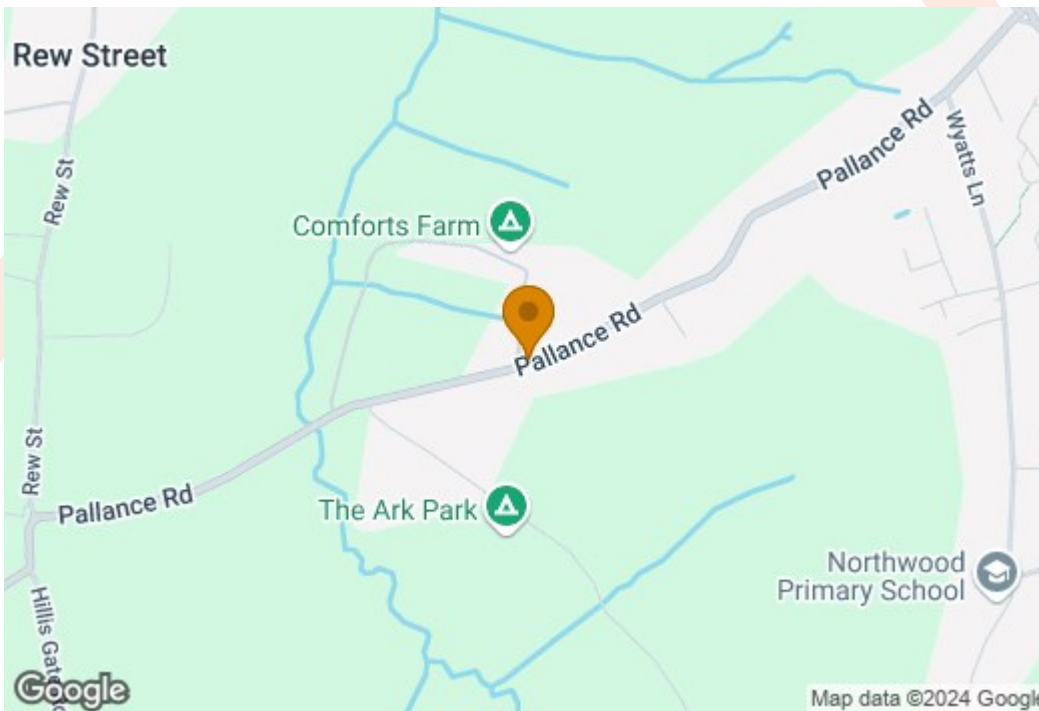
Ground Floor



First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.



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 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		
England & Wales		EU Directive 2002/91/EC

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