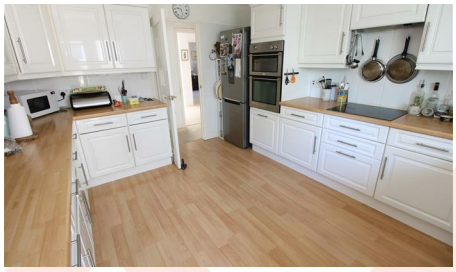
MARVINS
ESTATE AGENTS



148 Baring Road, Cowes, PO31 8DS

£710,000

This most attractive and comfortable detached four bedroom residence offers spacious, light-filled accommodation, ideal for modern family living. The property boasts two well-proportioned reception rooms, providing flexible living and entertaining space, a convenient cloakroom/utility room further enhances the practicality of the layout. as well as 2 en-suite bathrooms and a family bathroom.

To the rear, the property enjoys a good-sized, southerly facing garden, backing directly onto Cowes Golf Course, creating a delightful and private outlook. The garden also features a high-quality Alitex 'Scotney' greenhouse, perfect for keen gardeners.

To the front, there is ample hardstanding providing off-road parking for multiple vehicles, along with access to the garage. Further benefits include gas central heating and double glazing throughout.

Situated in the ever-popular coastal town of Cowes, the property is conveniently located for a vibrant high street offering a variety of shops, restaurants, and amenities, along with the high-speed passenger ferry service to Southampton. Cowes is also internationally renowned as a sailing centre, with a selection of prestigious sailing clubs and associated facilities.

This is an excellent opportunity to acquire a superb family home in a sought-after location. Offered chain free.

41a High Street, Cowes, Isle of Wight, PO31 7RS
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ON THE GROUND FLOOR
Double glazed entrance doors and windows leading to entrance porch with further double glazed door and side screen to hall.

ENTRANCE HALL
Radiator. Built in cupboards. Wall mounted thermostat controlling central heating. Further door to inner hall. Stairway to first floor off.

LOUNGE
20'6" x 15'0" (6.25 x 4.57)
Most attractive room with double glazed windows to rear overlooking gardens and double glazed sliding patio doors to patio area and further double glazed doors to rear gardens. Port hole feature windows to one side. Four wall light points. Two radiators. Attractive feature electric flame effect fire set in mantlepiece.

KITCHEN
12'11" x 11'0" (3.94 x 3.35)
Further double glazed window and side access door giving access to front and rear gardens. Well fitted with a range of modern floor and wall cupboards, including glazed display cupboards. Bevel edge work surfaces over. Tiled splash backs to worktops. Inset stainless steel double bowl sink unit with drainer. Integrated ceramic induction hob. Extractor filter over. Built in double oven. Integrated dishwasher. Laminate wood flooring. Radiator.

RECEPTION ROOM 2/DINING ROOM
16'3" x 13'4" (4.95 x 4.06)
Good size large room with double glazed window to front. Radiator. Three wall light points. Feature gas fire.

BEDROOM THREE
12'10" x 10'0" (3.91 x 3.05)
Large double glazed window to front. Radiator. Built in cupboards.

BEDROOM FOUR
12'4" x 11'0" (3.76 x 3.35)
Overlooking the rear of the property with double glazed window overlooking patio and gardens. Radiator. Built in cupboard.

FAMILY BATHROOM
White suite comprising panel bath with shower over. Vanity wash hand basin. Low level WC and tiled walls surround. Double glazed window to rear. Radiator.

CLOAKROOM/UTILITY ROOM
Double glazed window to side. Low level WC. Hand wash basin. Radiator. Part tiled walls. Plumbing for washing machine. Built in shelved linen cupboard.

ON THE FIRST FLOOR

LANDING AREA
Double glazed windows. Radiator. Door to:

SPACIOUS MASTER BEDROOM
17'0" max x 13'0" (5.18 max x 3.96)
Large double glazed window to front. Velux sky light to rear. Radiator. Built in wardrobe with sliding mirror doors and storage cupboards. Built in storage cupboard housing gas fired boiler. Door to:

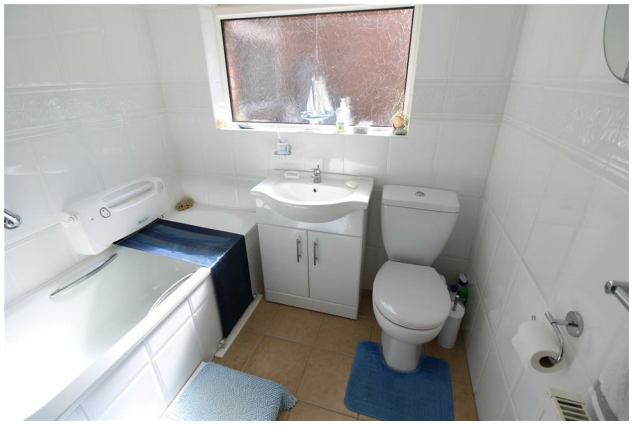
EN SUITE BATHROOM
Comprising panelled bath with mixer tap and shower attachment over. Vanity wash basin. Low level WC. Radiator. Under eaves storage. Velux sky light.

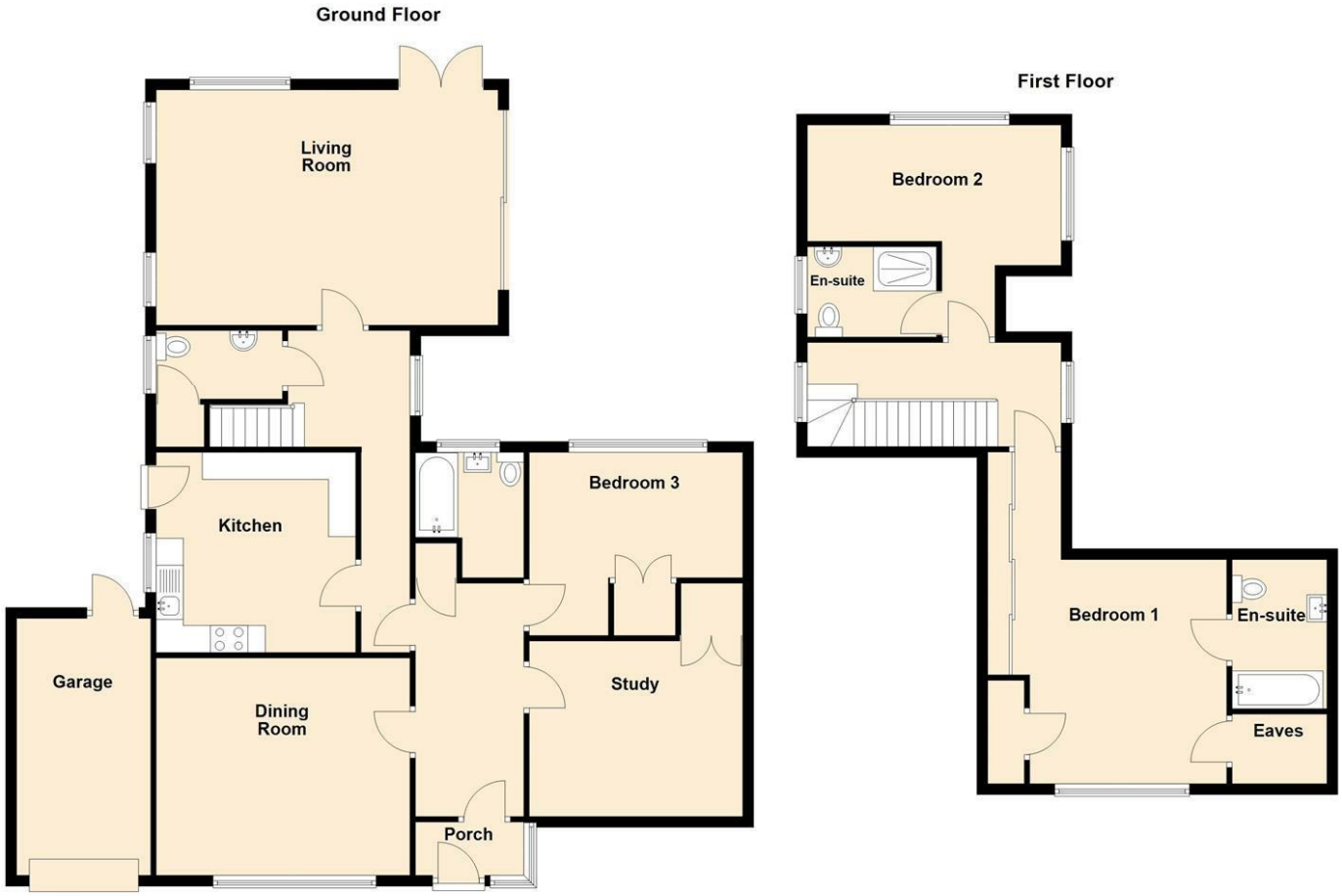
BEDROOM TWO
12'7" x 8'7" (3.84 x 2.62)
Double glazed windows to rear over looking rear garden. Double glazed side window. Radiator. Built in storage and clothes cupboard.

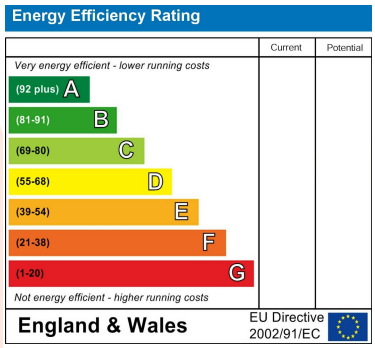
EN SUITE SHOWER ROOM
Suite comprising large shower cubicle. Pedestal wash hand basin. Low level WC. Electric shaver point. Double glazed windows to side. Fully tiled walls surround. Radiator. Built in storage cupboard.

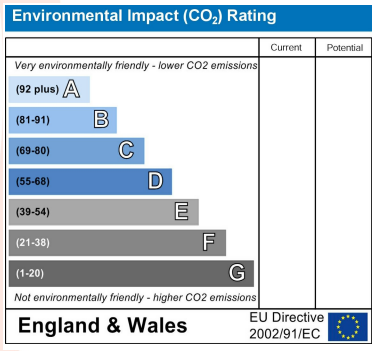
OUTSIDE
To the front of the property there is a large bricked paved driveway with car hard standing for several vehicles. There is also access to the side and garage with up and over door and water tap, power and light. Side access leads to a workshop and large rear gardens, laid mainly to lawn. Variety of flower beds and timber storage shed to the rear with power and water supply connected. Alitex Scotney Greenhouse with dwarf walls. The gardens back onto Cowes Golf Course.

TENURE
This property is Freehold. Council tax band E.









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