



MARVINS
ESTATE AGENTS



221 PARK ROAD, COWES, PO31 7NP **£495,000**

A deceptively spacious and exceptionally well-located four/five-bedroom detached chalet bungalow, offering flexible accommodation ideally suited to family living or multi-generational occupation.

The property features a ground floor double bedroom complete with an en-suite shower room, making it ideal for guests or dependent relatives, together with a separate Study/Bedroom Five. The remaining ground floor accommodation comprises a generous Lounge/Dining Room, modern fitted Kitchen, Utility Room, Cloakroom and a large Conservatory overlooking the rear garden, providing excellent additional living space.

To the first floor are three further well-proportioned Bedrooms together with the family Bathroom.

The property benefits from gas fired central heating and double glazing throughout. Externally, a large driveway to the front provides ample off-road parking for several vehicles together with useful storage space.

Previously, the ground floor bedroom and study have been successfully used as a self-contained annexe, offering excellent potential for those seeking accommodation for an elderly relative, independent teenager or to create a home office or guest suite (subject to any necessary consents).

Situated in a highly convenient location, close to local amenities and transport links, this versatile home offers generous living space and excellent flexibility to suit a variety of lifestyles. Early viewing is highly recommended.

ENTRANCE HALL

Very spacious with stairs and under stairs cupboard. Radiator. Airing cupboard.

CLOAKROOM

Low level WC and hand wash basin.

LOUNGE/DINER

24'5" x 14' (7.44m x 4.27m)

Fitted gas fire. Large sliding patio door from Lounge leading to 4.8 m x 7 m decking area and garden. Radiator. Glazed door at dining end leading to the:

CONSERVATORY

20' x 12'2" (6.10m x 3.71m)

Double glazed window and French Doors to garden. Double door entrance from the decking and single door at the other end. Fully double glazes on 2' brick wall. The vertical blinds to the windows and roller blinds to the doors were recently renewed by 'Hillarys'. Radiator.

KITCHEN

10'10" x 8'11" (3.30m x 2.72m)

Fully fitted 'Howdens' Kitchen with 1.5 sink, larder fridge and dishwasher. Floor and wall cupboards with work tops over. Built in microwave, electric cooker and ceramic hob. Two doors:- one from Dining Room and one to Conservatory.

STUDY/OFFICE/5TH BEDROOM

8'11" x 9'4" (2.72m x 2.84m)

Dual aspect windows. Radiator.

UTILITY ROOM

6'7" x 7' (2.01m x 2.13m)

Single drainer stainless steel sink unit with storage cupboard below. Space for washing machine, tumble drier and tall fridge. Radiator.

BEDROOM FOUR

14' x 8'6" (4.27m x 2.59m)

Radiator. Double glazed window.

EN-SUITE SHOWER ROOM

Wash basin vanity unit and level level WC. Electric shower unit and extractor fan. Towel rail.

First Floor

BEDROOM ONE

15'11" x 14'5" in to dormer bay (4.85m x 4.39m in to dormer bay)

Built in linen cupboard. Two built in wardrobe cupboards, one with sliding doors. Radiator.

BEDROOM TWO

10' x 9'6" (3.05m x 2.90m)

Rear facing. Fitted wardrobe and a storage space under the eaves. The gas boiler is installed in this eaves space. Radiator.

BEDROOM THREE

10' x 10' (3.05m x 3.05m)

Front facing. Radiator. Large storage area under the eaves. Radiator.

BATHROOM

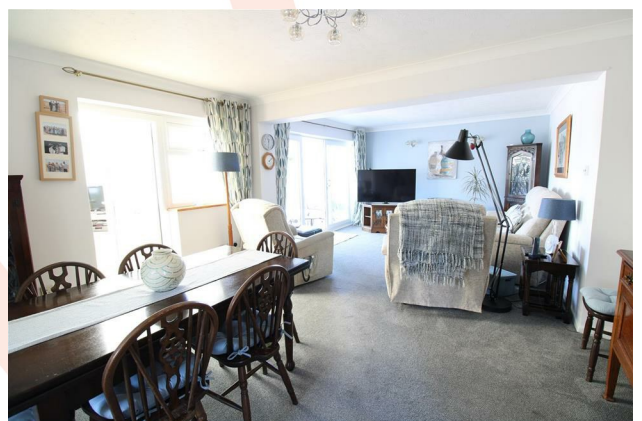
Shower, wash basin, WC and bath. Linen storage cupboard. Heated towel rail. Extractor fan.

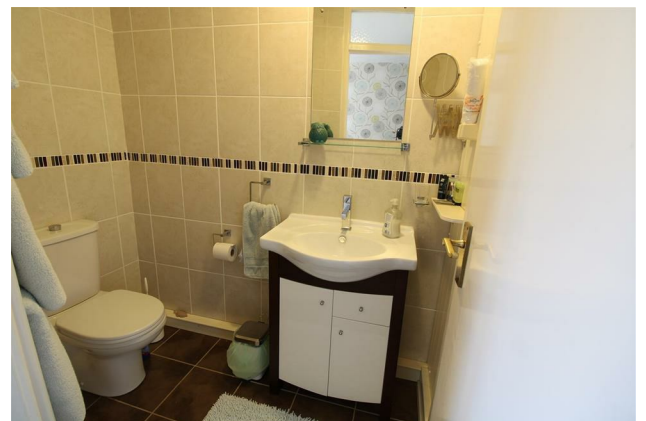
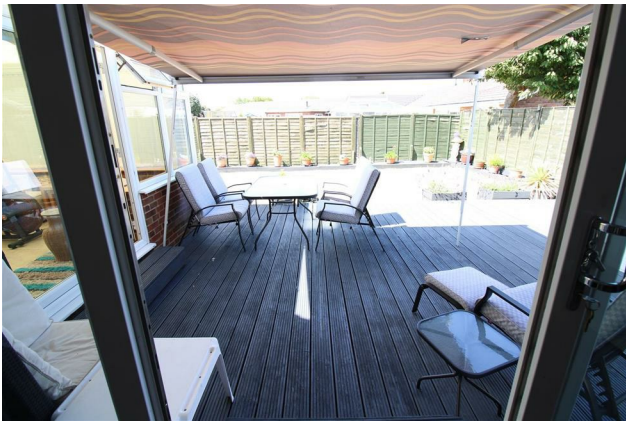
OUTSIDE

Garage. Decking 23' x 16' with a 2.5 m retractable 'Omnistor' awning. Side paved area with wall raised bed with pebbles. Shed 1 - 16' x 10'. Shed 2 - 8' x 10'. The very large front drive is block-paved. (Ideal for storage of boats, caravans, horseboxes etc) There is a small flowerbed alongside the driveway and a 3 m full width area behind, down to pebbles.

TENURE

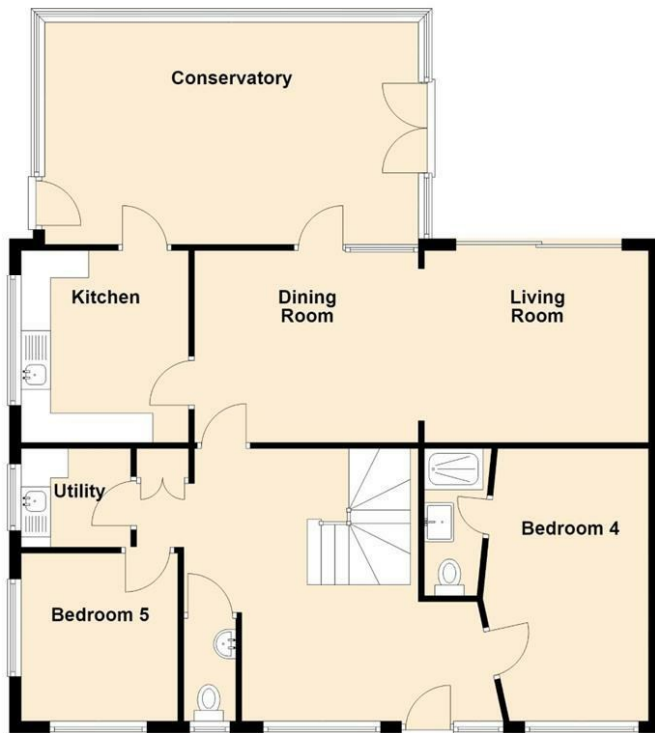
This property is Freehold. Council tax band D.







Ground Floor



First Floor



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		
	69	74
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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