



34 Pelham Road, Cowes, Isle of Wight

£188,000



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I have always loved the variety of houses in Pelham Road and they never fail to surprise you with how big they are inside. Being on the upper side of the road also has the advantage of benefitting from the best light - morning sun at the front and afternoon sun in the garden. This particular house is smartly presented throughout with fresh white decor and well appointed rooms. The sitting and dining areas are interlinked by a wide square opening and an open fireplace that benefits both rooms, creating a sociable heart to the home with stylish wooden flooring and underfloor heating in the sitting area. The kitchen has been beautifully re-designed with soft grey fronted units and has a pantry area off to one side as well as clever, bespoke glass block lighting to one wall. The addition of a handy cloakroom on this level is also a huge bonus. Upstairs, there are three bedrooms, which include the large master bedroom at the front of the house and these are all serviced by the chic bathroom. The home has pedestrian side access where a well thought out bin store has been made and a gate leads to the sunny and private rear garden. The garden is arranged over tiers with a decked terrace and fabulous workshop to one end faced with local reclaimed wood.

**Smart solid front entrance door into:**

the sitting area. Bay window to front; rear opaque window and steps up with opening to:

**ENTRANCE LOBBY:**

With step up and opening to:

**LIVING/DINING AREA:**

*24'1 max x 12'4 max (7.34m max x 3.76m max)*

Stylishly arranged in an open plan design divided into distinct areas by a chimney breast with a double sided open fireplace. Fresh soft white decor and mellow toned, wide plank wooden flooring with under floor heating in

**INNER LOBBY:**

With turning staircase to first floor and multi paned door to:





### **KITCHEN/BREAKFAST ROOM:**

*17'5 max x 8'1 max (5.31m max x 2.46m max)*

Beautifully fitted with Egyptian cotton coloured fronted units; dark granite style worktops with white glossy splashbacks. The limed oak style flooring complements the fresh white decor and a lit glass brick feature sits to one wall, creating a beautiful light to the room. Integrated oven; hob and extractor hood and spaces for dishwasher and washing machine. Window to rear and door to side. Understairs storage cupboard and opening to:

### **PANTRY:**

A lovely feature to the kitchen, fitted with dresser style unit to one side and plenty of space for fridge/freezer.

### **REAR LOBBY:**

With door to garden and further door to:

### **WC:**

With wash hand basin and WC.

### **FIRST FLOOR LANDING:**

With access to loft, white decor and panelled doors to:

### **BEDROOM ONE:**

*15'0 x 11'11 + bay (4.57m x 3.63m +bay)*

A super, large double room in a crisp white colour palette and bay window to front.

### **BEDROOM TWO:**

*12'0 x 11'11 max (3.66m x 3.63m max)*

A light double room, again in white with window to rear.

### **BEDROOM THREE:**

*7'11 max x 7'7 + ent area (2.41m max x 2.31m +ent area)*

A single room with rear window, again in white decor.

### **BATHROOM:**

*6'11 max x 5'4 max (2.11m max x 1.63m max)*

Fully tiled in glossy white with concealed cistern WC; vanity wash hand basin and bath with shower over. Opaque side window and extractor fan.

### **GARDEN:**

Laid to decking and pebble - the garden is arranged in terraces with a huge workshop to one end with a reclaimed wood exterior. Gated side access leads to the front and rear with a cleverly created bin store area.

### **Viewings: Strictly by appointment only through Megan Baker Estate Agents**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

