



£325,000

12 Brinton Close, East Cowes, Isle Of Wight, PO32 6GH



Well positioned in a traffic free location is this spacious detached residence offering family accommodation and set within a very desirable area of Hawthorn Meadows.

This stunning detached residence offers flexible accommodation and is finished to a good standard, the ground floor comprises of a welcoming entrance hall, cloakroom wc, utility room, light and airy kitchen/ diner with access to the garden and double aspect sitting room. Continuing to the first floor, there are four good size bedrooms, bathroom and en suite shower room. Additional attributes include double glazing and gas central heating. Externally there is a garage with additional parking in front of the garage. The rear garden has artificial lawn and patio which is perfect for those family gatherings. This home has been lovingly maintained and represents a rare opportunity to acquire a substantial family home in a sought after location.

Situated between the coastal resort of East Cowes and Ryde, which has many features that include supermarkets, convenience stores, plus a varied range of shops and restaurants. The sandy beach in Ryde is ideal for families and enjoys fantastic views across the Solent. The lovely esplanade boasts a playground, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Portsmouth is located less than two miles away. To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.

Hallway	
Lounge	21'9" x 10'4"
Kitchen / Diner	21'8" x 9'8"
Utility	6'9" x 5'3"
Conservatory	14'9" x 8'7"
Downstairs W/C	
Bedroom 1	12'7" x 9'10"
En-Suite	6'2" x 4'9"
Bedroom 2	13'3" x 8'10"
Bedroom 3	10'5" x 9'5"
Bedroom 4	12'0" x 6'7"
Bathroom	6'6" x 6'3"

Outside

The property is situated in a traffic free location with green area and walk way in front of the property. There is also a small garden area with shrubs and plants. The rear garden has been designed to be very low maintenance. There is a patio area, artificial lawn and gated access leading to the garage and parking.

Council Tax

Band D

Services

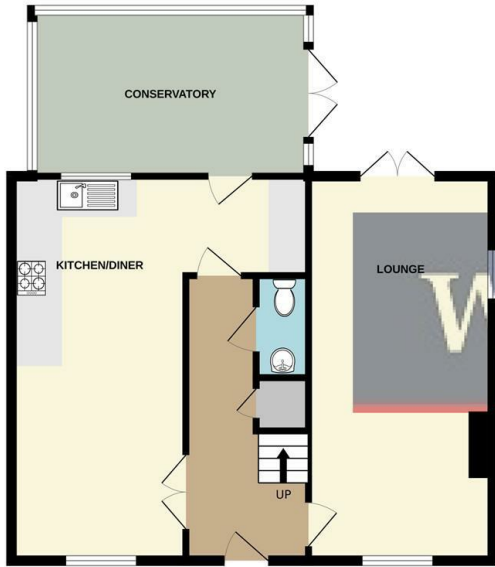
Unconfirmed gas, electric, telephone, mains water and drainage.

Agent Notes

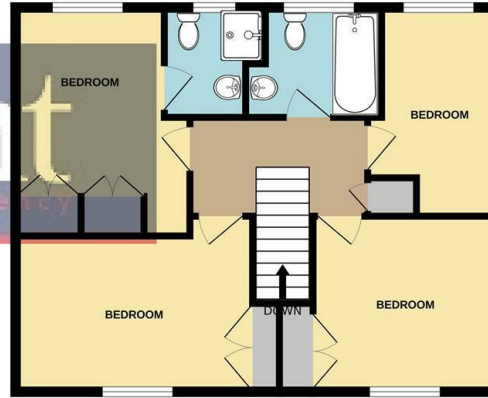
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.




1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	80	
(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 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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wright
estate agency