

Kingston Farm Lane East Cowes, PO32 6GY

£249,950



A brand new development of homes, ideally positioned in a private cul-de-sac in the historic town of East Cowes, within easy reach of mainland & local travel links, town centre and popular schools. Finished to a high standard, these homes offer spacious living areas and comprises good-sized lounge/dining area, modern-fitted kitchen with French doors overlooking the well presented rear garden, downstairs cloakroom and storage cupboard. Upstairs you have two double bedrooms, modern bathroom and the potential to create a further bedroom in roof (subject to planning permissions once owned). Other benefits include two allocated parking spaces, a gas fired central heating system, double glazing and visitor parking.

NEW BUILD DEVELOPMENT

2 DOUBLE BEDROOMS

2 PARKING SPACES

SEMI-DETACHED HOUSE

10 YEAR BUILD ZONE WARRANTY

COMPLETED TO HIGH STANDARD

# ROOMS

## Entrance Hall

UPVC front door. Radiator. Storage cupboard. Wood-effect laminate flooring. Doors & stairs off to:

## Lounge/Dining Area 15' 1" x 11' 2" (4.6m x 3.4m)

Open plan living space. with double glazed window to front aspect. Radiator. Wood-effect laminate flooring.

## Kitchen Area 10' 2" x 9' 6" (3.1m x 2.9m)

Double glazed French doors to rear aspect leading to garden. Fitted base & wall units. Integrated oven & hob. Space for all appliances. Wood-effect laminate flooring.

## Cloakroom

Double glazed window to side aspect. Low level WC. Pedestal wash hand basin. Radiator. Wood-effect laminate flooring.

## First Floor Landing

Double glazed window to rear aspect. Double glazed window to side aspect. Loft hatch access. Carpeted flooring. Doors off to:

## Bedroom 1 12' 2" x 11' 2" (3.7m x 3.4m)

Double glazed window to front aspect. Carpeted flooring. Radiator.

## Bedroom 2 9' 6" x 12' 2" (2.9m x 3.7m)

Double glazed window to rear aspect. Radiator. Carpeted flooring.

## Outside

GROUND FLOOR  
326 sq.ft. (30.2 sq.m.) approx.

1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA - 646 sq.ft. (60.0 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 in 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. Made with Metropix 1/2023



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	