

## Guppy Close, Cowes, Isle of Wight



- **Charming Three-Bedroom Family Home**
- **Offering Space, Comfort & Convenience**
- **Driveway Parking for 3 Vehicles**
- **Backing onto Cowes Golf Course**
- **Sylvan Views**



## About the property

Situated in a highly desirable area of Cowes on the Isle of Wight, this charming three-bedroom family home offers an enviable lifestyle, combining space, comfort, and convenience.

The property boasts driveway parking for up to three vehicles, ensuring practicality for a busy family. Inside, the large lounge is a standout feature, with French doors that open onto a sunny rear garden, creating a seamless indoor-outdoor flow. Backing directly onto Cowes Golf Course, the garden provides privacy and sylvan views, perfect for relaxing or entertaining.

The spacious kitchen serves as a welcoming kitchen-diner, ideal for family meals and gatherings. At the front of the home, a bright and airy porch leads into the lounge, adding to the inviting layout.

Upstairs, you'll find three generously sized double bedrooms, all thoughtfully designed for comfort, and a large family bathroom that caters to the needs of a modern household.

The property is conveniently located near highly regarded schools, including Gurnard Primary and Cowes High School, making it an excellent choice for families. Additionally, it's just a short stroll to the vibrant Cowes and Gurnard seafronts, the shops and amenities of Cowes High Street, and the Red Jet ferry terminal, providing easy links to the mainland.

This home truly offers the perfect blend of peaceful surroundings and convenient access to everything Cowes has to offer. A viewing is highly recommended to appreciate its full potential.

Local Authority - Isle of Wight Council  
Council Tax Band -  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge 22'4 x 12'7

Kitchen/Diner 27'5 x 8'1

### FIRST FLOOR

Landing

Bedroom 1 13'2 x 9'4

Bedroom 2 12'7 x 10'8

Bedroom 3 12'10 x 8'2

Bathroom

### OUTSIDE

Driveway

Side Access

Rear Garden

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		