

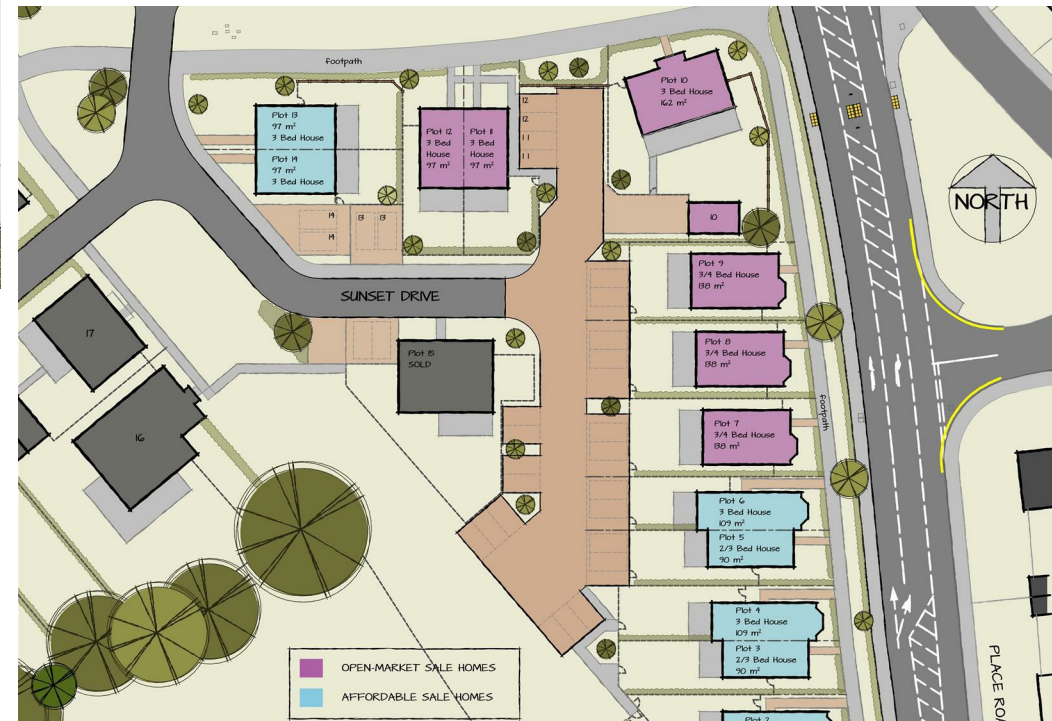
Plot 10, 40 Deauville Avenue, Gurnard, Cowes, PO31 7GA

Asking Price £775,000

EPC Rating: Council Tax Band: New Build

ELLIOTT
LINCOLN
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



An impressive, brand-new and highly energy-efficient detached home forming part of the final phase of Meadow View Park. Offering approximately 162 sq. m of exceptionally spacious accommodation, including a seven-metre lounge, substantial kitchen dining room, utility room, three generous bedrooms, a separate study, private garden, detached garage and extensive parking, with a predicted EPC rating of A.

Call or WhatsApp: 01983 642622
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ROOM SCHEDULE:

Ground Floor:

Lounge	4.00m x 7.00m
Utility	2.42m x 2.96m
Kitchen	4.00m x 3.50m
Dining	4.00m x 3.50m

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		
England & Wales	EU Directive 2002/91/EC	