



£330,000

WEEKS LODGE, 24 WEEKS ROAD, RYDE, ISLE OF WIGHT, PO33 2TP

Hose  
Rhodes  
Dickson









**PROPERTY DESCRIPTION** Built early 1900's, "Weeks Lodge" is a very well presented THREE DOUBLE BEDROOM DETACHED Victorian house, situated within large, well maintained gardens, in a popular residential area, on the outskirts of Ryde town centre. Award winning sandy beaches, Ryde Esplanade, and excellent mainland transport links are all within close proximity. The property has been refurbished by the current owners with a wide range of improvements and renovations including a new driveway for several vehicles, re-plastering, re-wiring, a new bathroom, two showers, and the addition of an entrance porch. The property offers bright and spacious well-proportioned accommodation, with many rooms benefiting from dual aspect windows providing a huge source of day-light. A large open-plan kitchen/diner provides a very sociable living place at the heart of this ideal family home. "Weeks-Lodge" also benefits from state-of-the-art "Daikin Emura" air conditioning system which provides an efficient and primary source of new generation heating and cooling. The property would make an ideal family, or holiday, home.

**ENTRANCE PORCH** Entrance porch with space for hanging cloaks, and door to rear gardens. Main entrance door.

**ENTRANCE** Doors to all ground floor accommodation. Stairs to first floor landing. Door to:

**SITTING ROOM** 12' 8" x 12' 1" (3.88m x 3.7m) A bright dual aspect sitting room with windows to front and side elevations. Lovely elevated views of the surrounding countryside. Wooden flooring. Doors to:

**KITCHEN/DINER** 24' 11" x 12' 9" (7.6m x 3.9m) A very sociable and spacious open-plan living space incorporating a large dining area with ample room for a family dining table, and a smart contemporary kitchen with a range of fitted wall and floor units, pan drawers, and larder units, with matching work surfaces. Space and plumbing for washing machine and dish-washer, space for a large fridge/freezer, and space for cooker. Double windows to side elevation. Door to:

**OFFICE/STORAGE** 3' 7" x 12' 1" (1.1m x 3.7m) Very useful shelved office/storage/ancillary room

**INNER LOBBY** Directly adjacent to the kitchen, the inner lobby proves side door access to the garden, and houses boiler for hot water and heating. Useful for hanging cloaks and additional storage. Plumbing for washing machine. Doors to:

**WC** Separate low level wc.

**BATHROOM** Panelled bath with shower over, and wash-handbasin.

**FIRST FLOOR** First floor landing. Doors to:

**BEDROOM 1** 12' 7" x 12' 2" (3.86m x 3.711m) A bright good size dual aspect double bedroom with sea glimpses and elevated views of the surrounding countryside.

**SHOWER ROOM** A contemporary fully tiled shower enclosure, with rainfall shower, wc, and wash hand-basin.

**BEDROOM 3** 9' 6" x 9' 0" (2.9m x 2.75m) A double bedroom with window to side elevation,

**BEDROOM 2** 12' 11" x 11' 11" (3.94m x 3.64m) A dual aspect double bedroom with elevated views of the local allotments, and surrounding countryside.

**GARDENS/OUTSIDE** "Weeks Lodge" is situated within large well maintained gardens to the front, side and rear, and commands wide-reaching views of the local countryside, and surrounding area. The front gardens are paved with a block-paved driveway with parking for several vehicles. Gated access to the side/rear gardens, and outhouse/work-shop. The gardens to the side of the property are mainly laid to lawn with the benefit of a large outhouse/work-shop with cable-ducting ready to install power. The gardens to the rear provide a sunny aspect easily-maintained paved courtyard/seating area, and lovely elevated views.

**PARKING** Block-paved driveway parking for several vehicles.

**LOFT** Insulated and fully boarded loft, with Heat Recovery Unit.

**HEATING** Boiler servicing bathrooms and hot water but also state-of-the-art "Daikin emura" air conditioning system which provides an efficient and primary source of new generation heating and cooling - an icon of contemporary climate control with wifi control and complimented by a heat recovery system. Further details of this system are available on request.

**TENURE** Freehold.

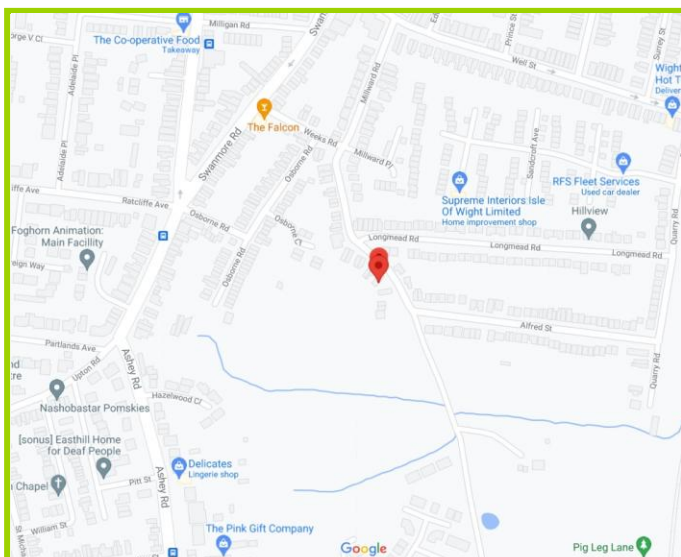
**SERVICES** All mains connected.

**COUNCIL TAX** Band "C".

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Where to find the property

Weeks Lodge, 24 Weeks Road, Ryde, Isle Of Wight, PO33 2TP



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

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