



£285,000

11 THE MALL, RYDE, ISLE OF WIGHT, PO33 3SF

Hose  
Rhodes  
Dickson









- \* Beautifully presented
- \* Popular residential area
- \* Garage & driveway parking
- \* Conservatory
- \* Enclosed gardens
- \* Contemporary fitted kitchen

**PROPERTY DESCRIPTION** This TWO DOUOBLE BEDROOM detached bungalow is situated on a highly popular residential estate on the outskirts of Ryde, in close proximity to the town centre and local beaches, and parks. The property has been superbly maintained by the current owners, and is beautifully presented throughout with modern neutral décor and carpeting. Oak engineered doors and wooden flooring complements the tasteful design scheme, along with a smart contemporary fitted kitchen/breakfast room, modern shower room, and a porch and conservatory that were newly installed in 2018. An enclosed and easily maintained south facing garden, and garage and driveway parking, enhance this delightful property's appeal even further!

**ENTRANCE** A small set of 3 steps lead to the main entrance door.

**ENTRANCE HALL** A wide welcoming entrance hall with wooden flooring and cupboard housing combi-boiler. Doors to all accommodation.

**SITTING ROOM** 17' 0" x 10' 9" (5.2m x 3.3m) A bright comfortable sitting room with a large window overlooking the rear gardens, that provides a huge source of natural light. A feature fireplace with multi-fuel burner provides the central focal point to the room.

**BEDROOM 1** 12' 7" x 10' 2" (3.86m x 3.12m) A good size double bedroom with window to front elevation.

**BEDROOM 2** 10' 10" x 9' 10" (3.316m x 3.02m) A further double bedroom with window to front elevation.

**SHOWER ROOM** A fully tiled modern shower room with walk-in shower enclosure, low level wc, and wash hand basin with vanity unit under. Heated chrome towel rail.

**KITCHEN/BREAKFAST ROOM** 15' 5" x 8' 9" (4.7m x 2.67m) A contemporary dual aspect kitchen/breakfast room fitted with a smart range of floor and wall units, pan drawers, corner units, and larger cupboards, with contrasting work surfaces. Space and plumbing for washing machine and dishwasher. Space for a large fridge/freezer. 5 gas ring "Range Master" double oven with extractor unit over. Integrated micro-wave. Breakfast bar. Door to:

**CONSERVATORY** 7' 10" x 7' 0" (2.4m x 2.15m) Built in 2018, the partially brick/glazed conservatory provides a sociable extension to the kitchen and overlooks the rear gardens.

**REAR PORCH** 6' 0" x 3' 8" (1.85m x 1.14m) Accessed directly off from the kitchen, the rear porch, built in 2018, provides space for additional storage, and gives access to both the front and rear gardens, and a large log store to the side passageway.

**GARDENS** The property sits within well maintained gardens with the front lawn mainly laid to lawn.

The sunny south-facing enclosed rear garden is mostly paved with a patio seating area, and a range of pretty plantings and shrubs, and an elevated outlook over the surrounding area. There is also the benefit of a greenhouse and garden shed. Gated access to the front of the property.

**PARKING** Drive way parking for two vehicles and separate garage.

**HEATING** Gas central heating.

**SERVICES** All mains connected.

**TENURE** Freehold.

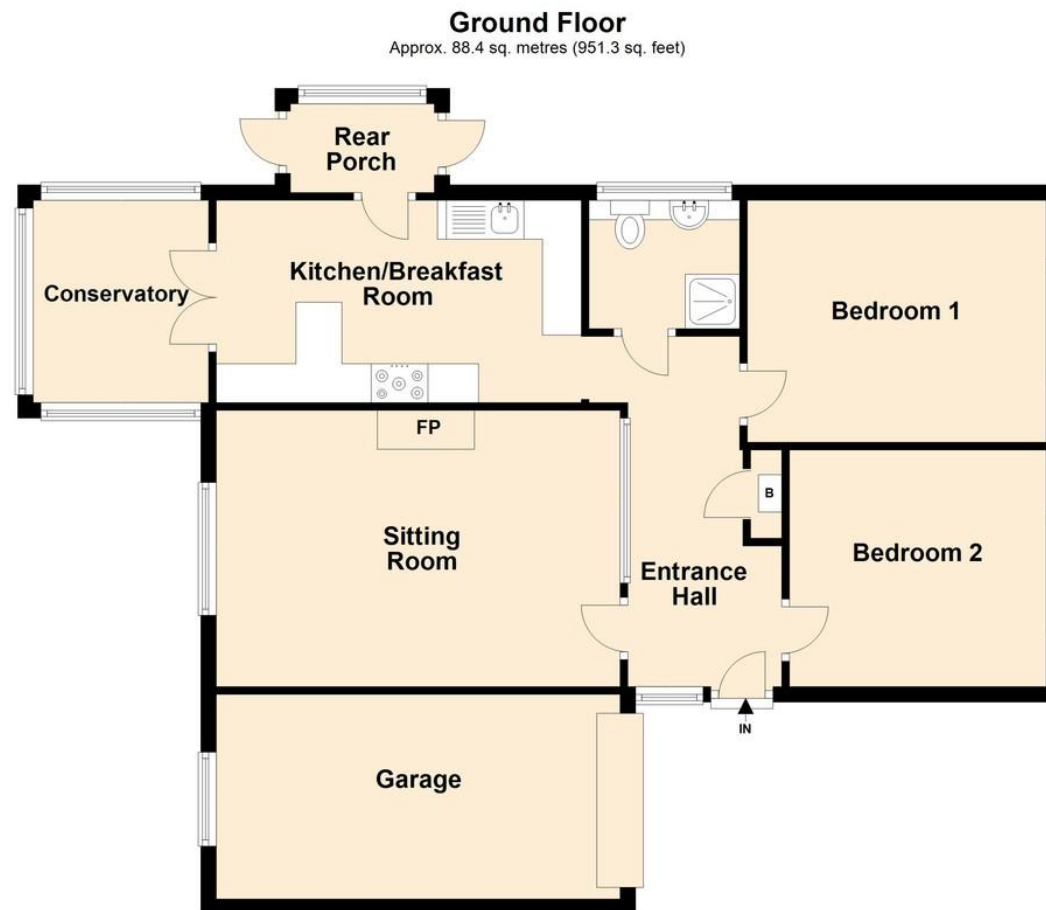
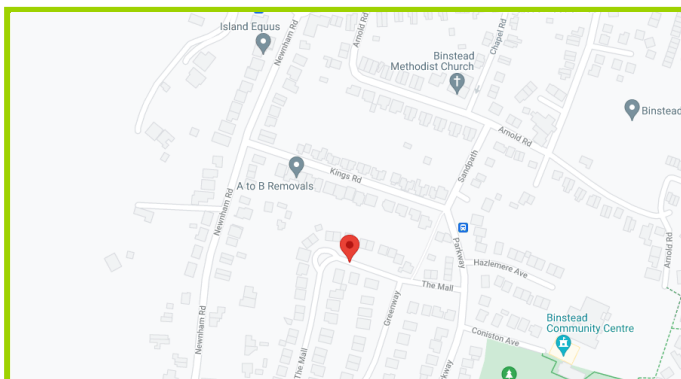
**COUNCIL TAX** Band "C".



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(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

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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.

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.

**Call our Ryde office to arrange a viewing**  
**01983 565658 or email [ryde@hrdiw.co.uk](mailto:ryde@hrdiw.co.uk)**

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