



£675,000
29 FISHBOURNE LANE, RYDE, ISLE OF WIGHT, PO33 4EZ

Hose
Rhodes
Dickson





PROPERTY DESCRIPTION Exuding style and sophistication, worthy of the most discerning buyers, this immaculately presented FIVE BEDROOM DETACHED HOUSE would not look out of place on the glossy pages of a lifestyle magazine! Innovative design and superb attention to detail combine to create a truly distinctive home, located in one of the Island's most desirable and highly sought after locations. Just a short walk away is the renowned Royal Victoria Yacht Club and Quarr Abbey, along with local beaches and creek, and Ryde town centre being just a 5 minute drive. The Island's county town of Newport is also within close driving proximity, along with mainland transport links. The interior has a smart and tasteful design scheme throughout, and has been very well maintained by the current owners. The home has been very tastefully decorated and carpeted throughout in smart, yet muted, modern tones. The accommodation comprises: Spacious entrance hall, bright elegant sitting room, contemporary fitted kitchen/diner, down stairs wc, second reception/dining room, FIVE beautifully presented bedrooms, and en-suite shower room to the master bedroom. There are extensive well maintained gardens, and parking for several vehicles to the front, along with an integral double garage. Being offered to the market in such pristine order makes this property an obvious choice for those who prefer the ready-to-go approach to buying a home!

ENTRANCE HALL A welcoming entrance hall with stairs to first floor landing. Under stairs cupboard. Doors to:

SITTING ROOM 15' 0" x 13' 3" (4.58m x 4.04m) A very elegant room forming the heart of this lovely property, with a log burner providing the central focus point of the room. Patio doors lead out to the raised decking overlooking the immaculately maintained rear gardens.

DINING ROOM/SECOND RECEPTION 12' 0" x 10' 0" (3.68m x 3.05m) Ample room for a family dining table, with wooden flooring and window to the front elevation.

BEDROOM 5/STUDY 10' 0" x 8' 11" (3.06m x 2.74m) Currently being used as a study, this double room has a window to the front elevation.

KITCHEN/BREAKFAST ROOM 18' 1" x 12' 11" (5.52m x 3.95m) This smart contemporary fitted kitchen provides real "WOW" factor to the property with a stylish bespoke range of floor and wall units, pan drawers, and contrasting work surfaces, designed and installed by "The Kitchen Work-Shop". Slate flooring. "Range Master" cooker with 5 ring gas hob, and double oven, with extractor unit over. Breakfast bar with integrated fridge and freezer below. Further integrated appliances include tumble dryer, dish-washer

and washing machine. A range of recessed and shelved storage cupboards. Door to side elevation and gardens. Large window overlooking the rear gardens. Door to wc.

WC Separate downstairs wc with wash hand-basin.

STAIRS TO: First floor landing with walk-in cupboard housing combi boiler. Door to:

MASTER BEDROOM 17' 3" x 16' 8" (5.27m x 5.1m) A good size dual aspect double master bedroom, with vaulted ceilings, and windows to front and rear elevation. Built-in wardrobes and shelving units. Door to:

EN-SUITE A very smart contemporary fully tiled en-suite with shower enclosure with rain-fall shower head, wc, and wash hand-basin. Heated chrome towel rail. Obscured window to the rear elevation.

BEDROOM 2 12' 1" x 11' 0" (3.69m x 3.36m) A double bedroom with vaulted ceiling, with window to the front elevation. Under-eaves storage cupboard.

BEDROOM 3 11' 5" x 11' 8" (3.48m x 3.56m) A double bedroom with vaulted ceiling, with window to the rear elevation.

BEDROOM 4 11' 9" x 9' 2" (3.6m x 2.8m) A good size single bedroom with vaulted ceiling, with window to the front elevation.

FAMILY BATHROOM A modern family bathroom with free standing roll-top bath, separate shower enclosure, wc and wash hand basin. Heated towel rail. Under-eaves storage cupboards.

GARDENS/OUTSIDE The property stands with a substantial plot benefitting from extensive and very well maintained gardens to the front and rear. The enclosed walled front garden has gravelled driveway parking for several vehicles, and a range of mature plantings, shrubs, and bordered hedging. The rear gardens comprise a number of planted borders, mature shrubs and trees, and bordered hedging. Raised and paved patio seating area to the rear of the garden, along with a garden shed. Raised decking is accessed directly from the sitting room providing elevated views of the gardens. Gated access to the front of the property.

GARAGE 25' 7" x 15' 8" (7.8m x 4.79m) Double integral garage with electric door, and lighting. Three double power points. A range of fitted units and shelving, and plumbed single sink/drain.

HEATING Gas central heating.

TENURE Freehold.

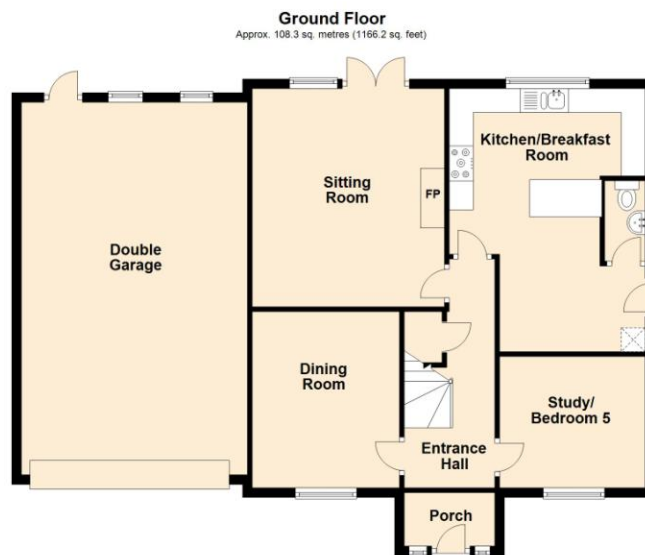
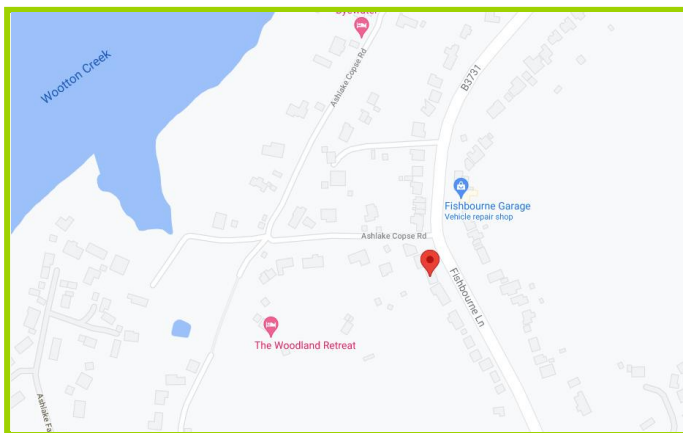
SERVICES All mains connected.

COUNCIL TAX Band "E".

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

Where to find the property

29 Fishbourne Lane, Ryde, Isle Of Wight, PO33 4EZ



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.

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