



£485,000

WEST PARLEY, 22 QUEENS ROAD, RYDE, PO33 3BG



Seafields

## **SUPERBLY SPACIOUS WITH AN ABUNDANCE OF ORIGINAL PERIOD CHARM!**

An attractive 'halls-adjoining' 4 BEDROOM character home having retained many of the original features, noticeably the lovely high ceilings with cornicing, picture and dado rails plus 2 marble working FIREPLACES - with the additional extension adding to the space and versatility. An impressive storm porch opens into the large welcoming hallway with ornate staircase leading to the first floor (via a half landing). The superbly proportioned accommodation comprises 2 elegant reception rooms with large fully opening inter-connecting doors, plus a bright and sunny kitchen, separate utility room and downstairs w.c. The split level first floor landing comprises 3 double bedrooms plus one single room, as well as a large family bathroom. Benefits include GAS CENTRAL HEATING, double glazed windows, deep PARKING BAY - plus a delightful paved/lawned SOUTH-FACING REAR GARDEN incorporating a fishpond, WORKSHOP, shed, greenhouse, store and vegetable patch. A level walk to schools and the town centre, this home is also most convenient for the sea front, beaches, and mainland ferry links. An internal viewing is essential to appreciate all that is on offer.

### **ACCOMMODATION:**

Tall archway to deep Storm Porch with flagstone floor and large arched entrance door to:

### **ENTRANCE HALL:**

A most welcoming hallway with original tiled flooring and arched feature. Carpeted stairs to first floor with ornate balustrade. Dado rail and cornicing to the high ceilings. Radiator. Doors leading to:

### **SITTING ROOM:**

19'1 into bay x 14'0 (5.82m into bay x 4.27m)

A most elegant carpeted reception room with double glazed walk-in bay to front. Radiator. Open fireplace with cast iron grate and marble mantelpiece. Substantial inter-connecting double fully opening timber doors to:

### **DRAWING ROOM:**

17'7 x 14'0 (5.36m x 4.27m)

Another similar sized reception room - also with attractive open fireplace with marble surround. Radiator. Double glazed window to side and return door to hall. Continuation of high ceilings with cornicing. Picture rail. Double opening part-glazed doors and adjacent windows to:

### **KITCHEN/SUN/DINING ROOM:**

20'0 max x 18'0 max (6.10m max x 5.49m max )

A spacious and particularly bright L-shaped room with part vaulted ceiling with Velux windows. Vinyl wood effect flooring. Vertical radiator. Stained glass feature porthole window to side. Recessed down lighters. The kitchen area comprises range of blue fronted cupboard and drawer units with contrasting work surfaces incorporating 1.5 bowl sink unit. 'New world' Range cooker. Integral dishwasher. Space for fridge. Double glazed windows and French doors to rear garden. Part-glazed door to:

### **UTILITY ROOM:**

9'0 x 9'0 (2.74m x 2.74m)

Cream fronted cupboard and drawer units with work surfaces incorporating sink unit. Space and plumbing for washing machine and tumble dryer. Space for fridge and freezer. Radiator. Vinyl flooring. Sliding door to Downstairs w.c. Further return door to Hallway.

### **DOWNSTAIRS W.C.:**

Comprising low level w.c. Vinyl flooring. Extractor. Large fitted wall mirror.

### **HALF LANDING:**

Carpeted half landing with stairs leading to first floor and 3 steps up to door to:

### **FAMILY BATHROOM:**

9'0 x 8'11 (2.74m x 2.72m)

Large bathroom with modern suite including tile enclosed bath with shower over and screen; vanity unit with 'his and hers' wash basins; w.c. Airing cupboard housing 'Glow worm' gas boiler. Large fitted wall mirror. Heated towel rail and radiator. Tiled flooring. Obscured double glazed window to rear. Extractor.

### **FIRST FLOOR LANDING:**

Carpeted landing with high level window to rear offering natural light. Cornicing to the high ceilings. Fitted cupboard. Doors to:

### **MASTER BEDROOM:**

19'1 into bay x 14'0 (5.82m into bay x 4.27m)

A superbly proportioned carpeted double bedroom with double glazed bay window to front. Radiator. Picture rail and high ceiling cornicing.

### **BEDROOM 2:**

14'0 x 8'11 (4.27m x 2.72m)

Carpeted double bedroom with double glazed window over-looking rear garden and beyond. Radiator. Cornicing.

### **BEDROOM 3:**

9'0 x 9'6 (2.74m x 2.90m)

Carpeted double bedroom with double glazed window to side. Radiator. Cornicing.

### **BEDROOM 4:**

10'0 x 6'11 (3.05m x 2.11m)

Carpeted single bedroom with double glazed window to front offering sea glimpses. Radiator. Access to loft.

### **GARDEN:**

To the rear of the property is a lovely large southerly garden comprising paved patio to the side and rear leading onto the lawned area. An attractive pergola offers the perfect spot for al fresco dining adjacent to the fishpond. There are raised rockery flower beds plus, to the rear of the garden, a designated vegetable patch. WORKSHOP with light, power, windows and work benches. GARDEN SHED and GREENHOUSE. There is a side timber LEAN-TO STORE with doors to front and rear - ideal for bicycles, etc.

### **PARKING:**

A deep and wide driveway provides off-street parking for at least 2 vehicles.

### **OTHER INTERESTING PROPERTY FACTS:**

Council Tax Band: D

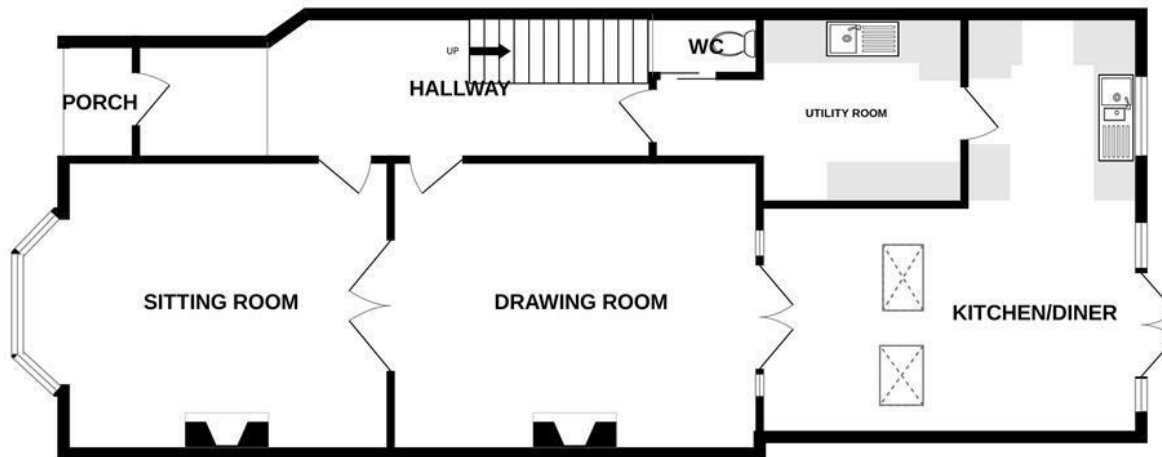
Tenure: We understand the property is Freehold

Energy Performance Rating: D

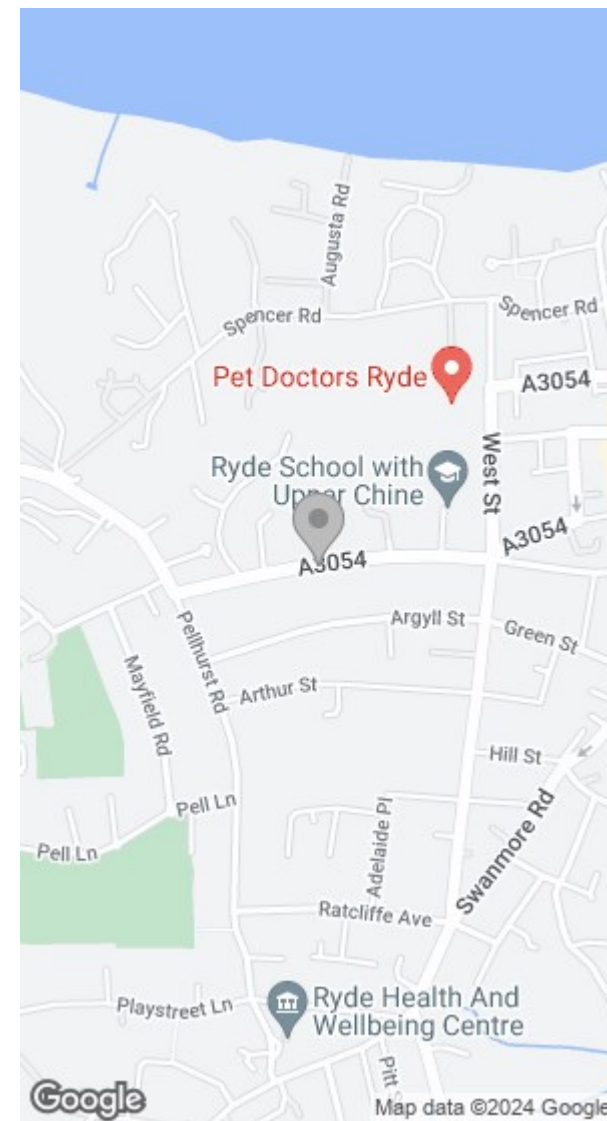
1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2023



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

