



Guide Price £650,000

61 SPENCER ROAD, RYDE, ISLE OF WIGHT, PO33 3AF



Seafields

## GREAT QUALITY, CONVENIENCE AND PRIVACY!

This beautifully presented DETACHED HOUSE - hidden from view and accessed via a long sweeping driveway - is located within a most sought after setting moments from Ryde School, the town amenities, long stretch of superb beaches and mainland fast speed passenger ferries (ideal for commuters). The ground floor offers an impressive split level hallway (with high level glazed apex entrance lobby) leading to the triple aspect sitting room, fabulous 17ft dining/sun room, study, stylish kitchen/breakfast room, airy and bright utility room and downstairs wc - with the first floor comprising 4 BEDROOMS (one with en suite shower facilities) and family bathroom. Set within a large private plot, the mature lawned/patio gardens also benefit from lovely timber outhouses to include a magnificent STUDIO, large WORKSHOP and garden shed. Added benefits include some sea views, ample PARKING and INTEGRAL GARAGE. Offered as CHAIN FREE, an internal visit is highly recommended.

### ACCOMMODATION:

Double glazed entrance door with adjacent panel windows into:

### ENTRANCE HALL:

A most impressive split-level hallway with apex glazed roof, tiled floor plus 3 wide solid oak steps to upper level - with continuation of wood flooring. Carpeted stairs (with glazed balustrade and timber hand rail) to first floor. Recessed coat hanging area. Doors to:

### CLOAKROOM/WC:

5'0 x 3'0 (1.52m x 0.91m)

Comprising low level w.c. and wash hand basin. Tiled surrounds.

### SITTING ROOM:

21'0 x 10'11 (6.40m x 3.33m)

A beautifully presented sitting room with double glazed bow window over-looking front garden, further window to side and wood framed French doors to sun/dining room. Contemporary wall mounted fire. Recessed down lighters. Vertical 'curved' radiators x 2. Engineered wood flooring. Doors to hall and study.

### SUN/DINING ROOM:

17'1 x 12'1 (5.21m x 3.68m)

A superbly proportioned dual aspect room with double glazed French doors and windows to rear garden and vaulted glazed ceiling with blinds. Marble tiled flooring with under floor heating. Doors to study and sitting room.

### STUDY:

8'10 x 5'11 (2.69m x 1.80m)

An ideal study area within the heart of the home - with part-glazed door to Hall, and folding doors to Kitchen. Solid wood flooring.

### KITCHEN/BREAKFAST ROOM:

19'0 x 9'1 max (5.79m x 2.77m max)

A stylish kitchen with designated breakfast area. Double glazed windows and door to rear. Radiator. Quality white fronted cupboard and drawer units (including 2 pull-out 'larder' drawers) with Corian work surfaces over and 1.5 bowl sink unit. Integral appliances include 5-ring gas hob, Eye level electric oven and microwave, plus concealed tall fridge/freezer. Tile-effect vinyl flooring. Part-glazed door to:

### UTILITY ROOM:

13'10 x 6'1 (4.22m x 1.85m)

A large airy utility room with high vaulted ceiling and 4 x 'sky light' windows. Clothes pulley. Continuation of tile effect vinyl flooring. Work surfaces with large inset Butler sink. Plumbing for washing machine, dishwasher and tumble dryer. Electric heater. Doors to front garden and garage.

### FIRST FLOOR LANDING:

Carpeted landing with access to loft space. Timber doors to:

### MASTER BEDROOM:

14'1 x 11'10 incl cbds (4.29m x 3.61m incl cbds )

Carpeted double bedroom with double glazed windows offering a lovely outlook towards Solent and mainland. Radiator. Extensive range of fitted wardrobe/cupboards. Recessed lighting. Door to:

### EN SUITE SHOWER ROOM:

7'0 x 7'0 max (2.13m x 2.13m max)

Suite comprising large shower cubicle, vanity wash basin with shaver point and illuminated mirrored cabinet. Low flush w.c. Tiled flooring. Heated towel rail.

### BEDROOM 2:

11'10 x 10'0 max (3.61m x 3.05m max)

Double bedroom with double glazed window to front offering distant sea/mainland views. Radiator. Carpeted flooring. Range of over-head cupboards.

### BEDROOM 3:

8'11 x 8'11 (2.72m x 2.72m)

Well proportioned carpeted double bedroom with double glazed window to rear. Radiator.

### BEDROOM 4:

8'11 x 8'0 (2.72m x 2.44m)

Carpeted large single bedroom with double glazed window to rear. Radiator.

### FAMILY BATHROOM:

9'1 x 5'1 (2.77m x 1.55m)

Striking bathroom with black and white theme. Modern white suite comprising shower bath with shower attachment; w.c. and vanity bathroom unit with inset circular sink. Fully tiled walls. Recessed downlighters. Electric heated towel rail. Airing cupboard.

### GARDEN:

Set well back from the road, the property offers an easy to manage 'continental style' southerly patio garden (ideal for al fresco dining/entertaining) with attractive 'fountain' feature. Gated access to the larger front garden which comprises lawned and patios plus an ideal secluded vegetable plot area - with an array of mature trees and shrubs. Large timber CHALET/SHED. Picket fence plus double/single gateway to parking area.

### STUDIO/SUMMER HOUSE & WORKSHOP:

11'1 x 9'1 and 15'1 x 5'2 (3.38m x 2.77m and 4.60m x 1.57m)

A superb insulated and bright timber STUDIO with vaulted ceiling, Velux and double glazed windows to front plus double glazed door to veranda. Ideal for home working and/or an art studio or similar. To the side of the property is a superb, very smart timber WORKSHOP with light, power and windows.

### PARKING AND GARAGE:

17'0 x 9'1 (5.18m x 2.77m)

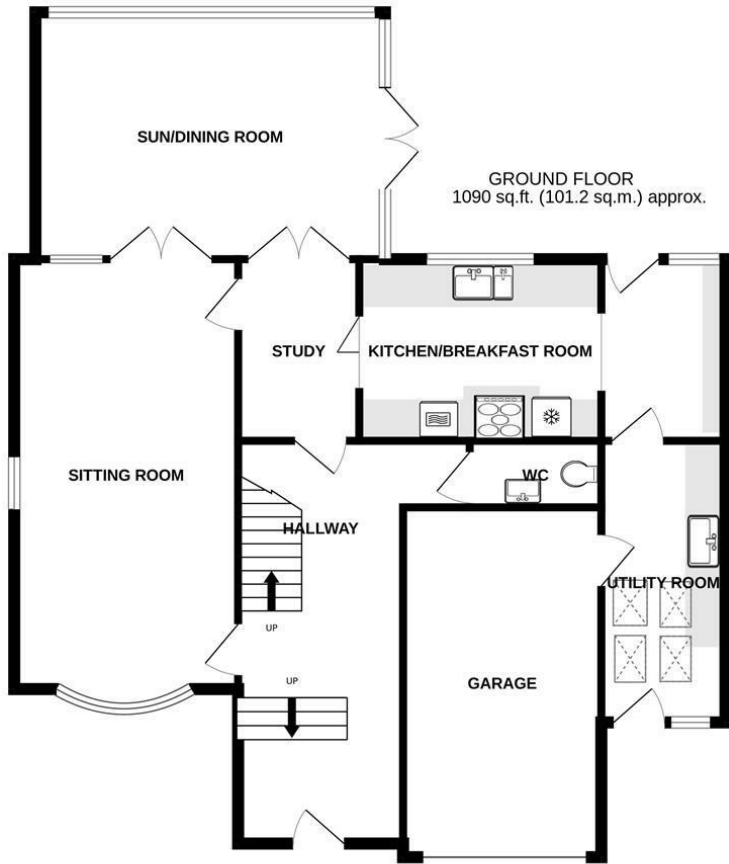
There is a large parking/turning area to the front plus double/single timber gate/fence leading to driveway to Integral Garage with electronic up and over door, power and light. Wall mounted 'Worcester' gas boiler; meters; large'premier' hot water tank. Door to Utility Room.

### OTHER PROPERTY INFORMATION:

Council Tax Band: F \* EPC Rating: D \* Tenure: Freehold

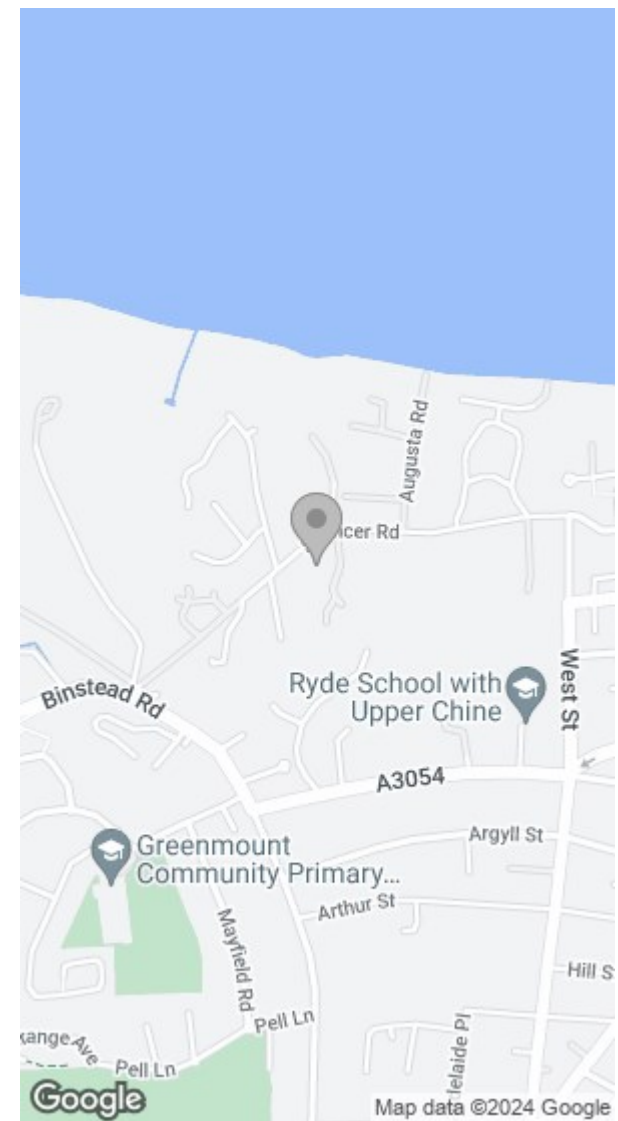
### DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



**TOTAL FLOOR AREA : 1713 sq.ft. (159.1 sq.m.) approx.**

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.  
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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

