



Guide Price £450,000

4 WESTWOOD ROAD, RYDE, ISLE OF WIGHT, PO33 3BJ



## **A GREAT OPPORTUNITY WITHIN MOST SOUGHT AFTER CUL-DE-SAC!**

Welcome to this charming property located on Westwood Road in Ryde! This delightful DETACHED HOUSE, built in 1954, offers a perfect blend of comfort and convenience in a popular residential area. As you step inside, you are greeted by a spacious dual aspect sitting room, separate bright and airy kitchen/diner, large utility/sun room plus downstairs cloakroom/wc. The first floor offers 3 BEDROOMS plus a family bathroom. Further benefits include gas central heating, extensive well maintained lawned GARDENS (with potting/storage sheds plus chalet) as well as off-street parking and GARAGE, accessed via the rear of the property. Situated a level walk from Ryde town - offering a variety of shops, schools and eateries, additionally the proximity to sandy beaches and mainland passenger ferry links are an added bonus. Certainly an ideal chance to make this property your own and enjoy the best of what Ryde has to offer. Book a viewing today and envision the endless possibilities this lovely CHAIN FREE home has in store!

### **ENTRANCE PORCH:**

Double glazed entrance porch with tiled flooring. Double glazed entrance door to:

### **ENTRANCE HALL:**

A welcoming carpeted hallway with stairs to the first floor and cupboard below. Radiator. Doors to:

### **SITTING ROOM:**

Well proportioned dual aspect reception room with double glazed window to front and x 2 sidelight windows to rear. Double glazed French doors opening to rear garden. Feature fireplace fitted with remoted controlled electric fire. Carpeted flooring. Radiators x 2. Television aerial and telephone points.

### **KITCHEN/DINER:**

A bright and airy fitted kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over. Inset 1.5 bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated appliances include 4 ring gas hob and eye-level double oven. Free standing Kingfisher boiler. Space for undercounter fridge. Wood effect flooring. Double glazed window to side and internal double glazed window to Utility Room. Door to:

### **UTILITY ROOM:**

Full of natural light this useful space comprises space and plumbing for washing machine and tumble dryer plus space for additional freezer. Wood effect flooring. Double glazed windows to sides and rear. Double glazed door with sidelight window opening to rear garden. Obscured rooflight window. Door to:

### **DOWNSTAIRS WC:**

White suite comprising a wash hand basin and low level w.c. Obscured double glazed window to rear. Continuation of wood effect flooring.

### **FIRST FLOOR LANDING:**

Half landing with double glazed window to side. Main landing with carpeted flooring. Built-in storage cupboard with slatted shelving. Double glazed window to front. Carpeted flooring. Doors to:

### **BEDROOM 1:**

Double bedroom with double glazed window to front. Carpeted flooring. Built-in double wardrobes x 2 with additional high level cupboards offering ample storage. Radiator.

### **BEDROOM 2:**

A second double bedroom with double glazed window to rear. Carpeted flooring. Built-in double wardrobes x 2 with additional high level cupboard. Radiator.

### **BEDROOM 3:**

A large single bedroom with double glazed window to rear. Carpeted flooring. Built-in storage unit with high level cupboard. Radiator.

### **SHOWER ROOM:**

White suite comprising a corner shower cubicle with sliding glass doors and electric shower, pedestal wash hand basin and low level w.c. Tiled walls. Shaver point. Double glazed window to side. Wood effect flooring.

### **GARDEN:**

Set well back from the road, there is a good sized, well maintained lawned garden with borders of mature plants and shrubs. Gated access to the side of the property leads to a superb, extensive split level rear garden - a perfect spot enjoy the afternoon sun. The garden is mainly laid to lawn with paved patio seating area - perfect for dining alfresco - plus 'outhouses' including a large potting shed/storage shed plus summer house.

### **PARKING/GARAGE:**

Accessed in the parallel lane to Westwood Road, Westwood Drive gives access to the rear of the property, offering parking and leading to the Garage.

### **USEFUL INFORMATION:**

Tenure: Freehold

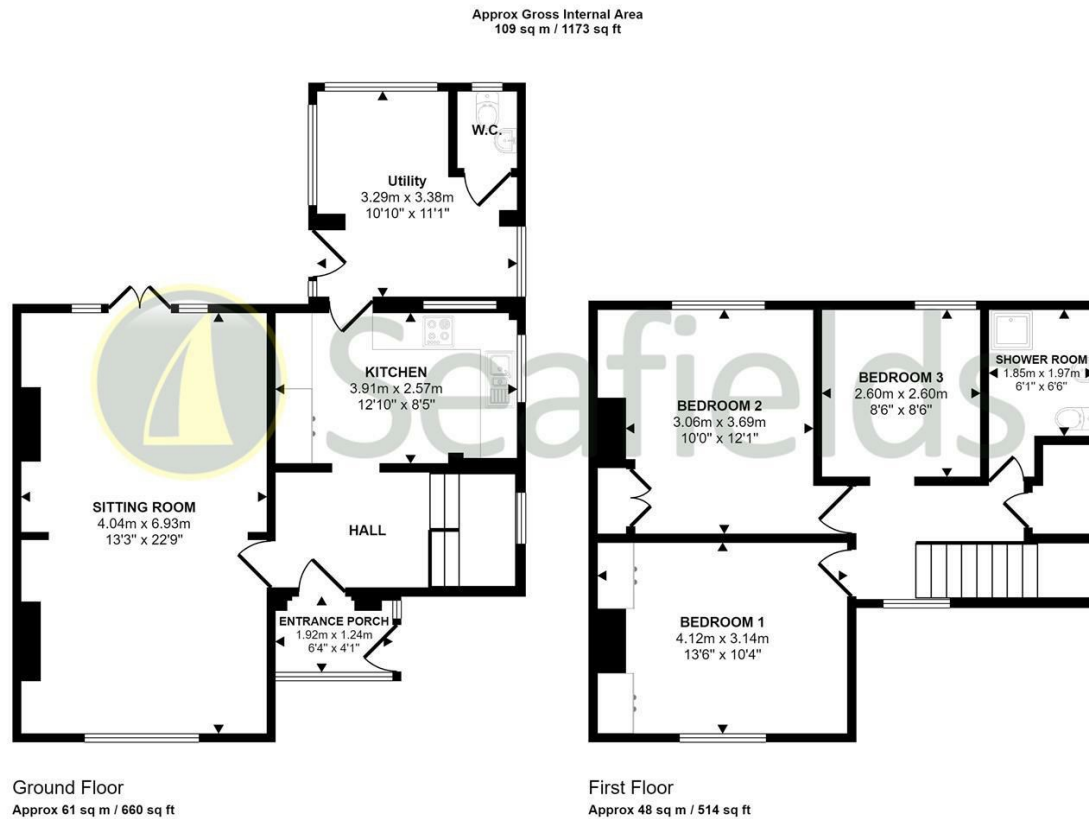
EPC Rating: TBC

Council Tax Band: E

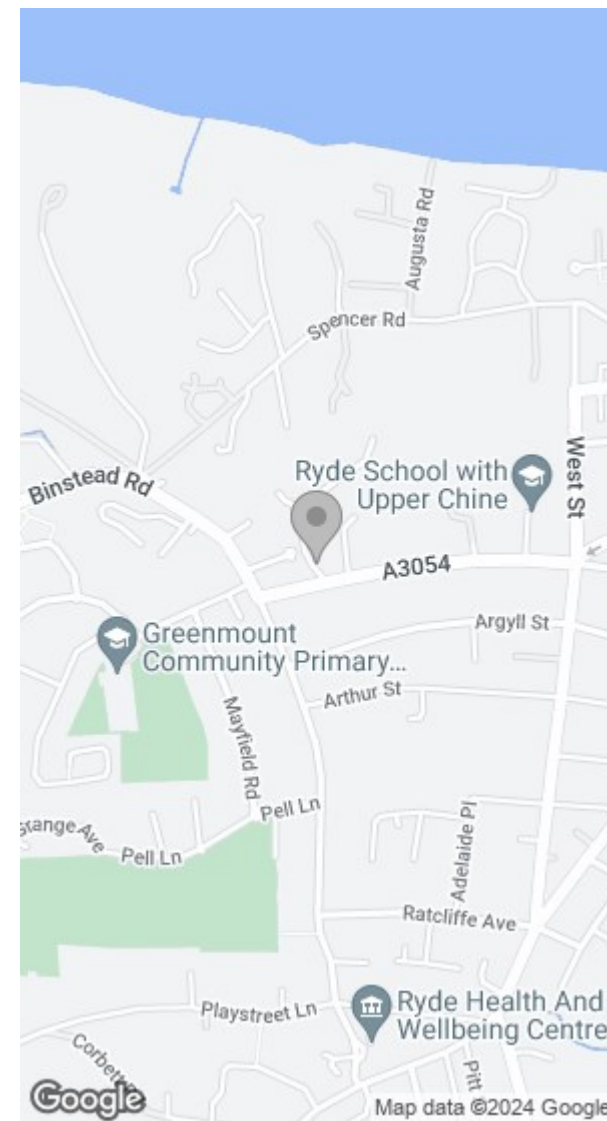
Services: Unless otherwise stated all services are mains connected.

### **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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

