



Guide Price £525,000

5 COTHEY WAY, BULLEN VILLAGE, RYDE, PO33 1QY



Seafields

WELCOME TO COTHEY WAY, RYDE.

This stunning property offers the perfect blend of space, comfort, and style. This **CHAIN FREE DETACHED HOUSE** offers a charming sitting room plus a superb arrangement of stylish kitchen with open-plan aspect into a generous dining room with full width bi-folding doors to the rear garden - perfect for inside/outside dining/entertaining. Added accommodation includes a large utility room and store, downstairs w.c. plus 4 **BEDROOMS** and 2 bath/shower rooms. Additional benefits include gas central heating, double glazing throughout, a well proportioned decked/lawned **REAR GARDEN** (including hot tub) plus a smart driveway providing off-street parking. Ideally situated a short distance from Tesco Stores, Ryde town amenities, beaches, schools and mainland ferry links, this home really must be visited to appreciate all that is on offer.

ACCOMMODATION:

Smart double glazed door to entrance hallway.

ENTRANCE HALL:

A welcoming hallway with gloss tiled flooring and carpeted stairs with painted wooden balustrade leading to the First Floor. Double glazed window to front.

SITTING ROOM:

A well proportioned carpeted dual aspect reception room with double glazed double doors to outside, and further window to side. As well as a feature electric fire, there are 2 radiators.

KITCHEN/BREAKFAST ROOM:

A most stylish kitchen comprising an excellent range of cupboard and drawer units with solid wood worksurfaces over and incorporating a breakfast bar. There is an Inset single stainless steel sink unit plus tiled splashbacks, with Miele integrated appliances including a 5 ring induction hob, large electric oven, further electric oven/microwave, warming drawer and coffee machine, plus an Indesit dishwasher. A cupboard houses the Viessmann combination gas boiler. The gloss tiled flooring flows through to the dining room and there is a vertical radiator. Offering ample natural light - via double glazed windows to front and side, plus a double glazed door to side - there are also recessed downlighters. Open-plan aspect through to the dining room.

DINING ROOM:

A fabulous dual aspect room with full-width double glazed bi-folding doors opening to rear garden and high level double glazed window to side. There is continuation of the gloss tiled flooring, plus 2 vertical radiators and recessed downlighters. A door leads to the Utility Room.

UTILITY ROOM:

A useful room comprising range of built-in cupboard units with space for American style fridge/freezer. There is a solid wood worksurface with space and plumbing for washing machine and tumble dryer beneath, as well as additional fitted shelving. The gloss tiled flooring continues into this room and there is a radiator plus double glazed window to rear. Door to Store Room.

STORE ROOM:

Originally part of the garage, this generous room provides plenty of space for storage with built-in shelving, radiator, laminate wood effect flooring and recessed downlighters.

DOWNSTAIRS W.C.:

White suite comprising vanity wash hand basin with mixer tap, tiled splashback and mirror above; low level w.c. Tiled flooring, built-in storage cupboard, radiator plus obscured double glazed window to side.

FIRST FLOOR LANDING:

A light and airy dual aspect landing with double glazed windows, carpeted flooring, access to loft and radiator.

BEDROOM 1:

Generous dual aspect double room with double glazed windows to front and rear. There are 2 built-in wardrobes plus radiator. Door to En suite.

EN SUITE SHOWER ROOM:

White suite comprising a shower cubicle with mixer waterfall shower and handset, vanity wash hand basin and low level w.c. There is an aquaboard surround plus wall mounted toiletry cupboard, tiled flooring, radiator and obscured double glazed window.

BEDROOM 2:

Good sized double room with double glazed window to side, built-in curtained wardrobe with hanging space and shelving, laminate wood effect flooring plus radiator.

BEDROOM 3:

A bright and airy third double room with 2 large skylight windows to side, carpeted flooring and radiator.

BEDROOM 4:

A small double room with double glazed window to rear, laminate wood effect flooring and radiator.

BATHROOM:

White suite comprising a panelled bath with mixer shower, pedestal wash hand basin with mirror and shaver point above plus low level w.c. The walls and floor are fully tiled and there is an extractor fan, heated towel rail, recessed downlighters plus obscured double glazed window to side.

GARDEN:

Gated access to the side of the property leads to a well proportioned enclosed rear garden comprising paved patio, lawn and decked areas (so ideal for al fresco dining and entertaining) with borders of mature shrubs and plants. There is an outside tap, lighting and power points, with the added bonus being a Hot Tub tucked away in the corner.

DRIVEWAY/GARAGE:

A smart block paved driveway providing off-street parking. A reduced sized garage (as divided to create the large store) offers useful storage for bicycles, etc., and housing utility meters, lighting and power.

FURTHER INFORMATION:

Tenure: Freehold * Council Tax Band: E * Estate Charges: There is an annual service charge of £160 for maintenance of the surrounding area.

DISCLAIMER:

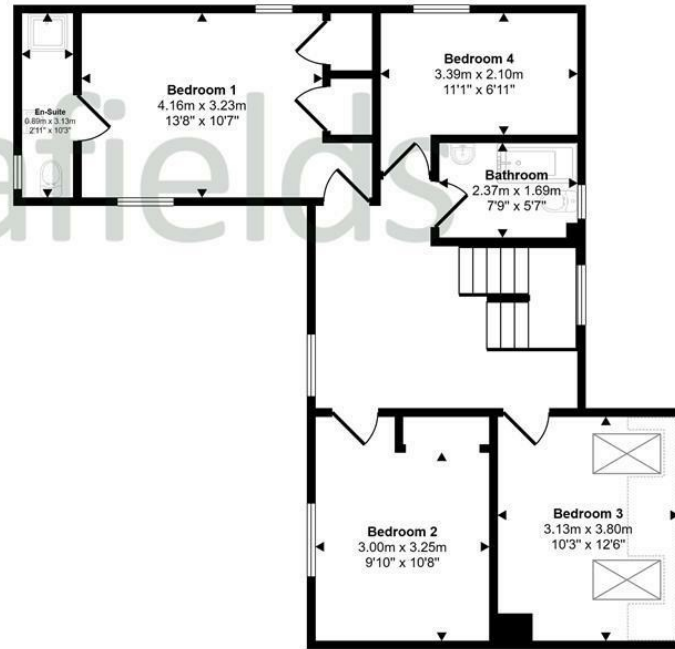
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
181 sq m / 1947 sq ft



Ground Floor
Approx 109 sq m / 1177 sq ft

Denotes head height below 1.5m



First Floor
Approx 72 sq m / 770 sq ft

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales	EU Directive 2002/91/EC	78	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

