

Guide Price £305,000  
43 QUARRY ROAD, RYDE, ISLE OF WIGHT, PO33 2TY



## CONVENIENT COTTAGE BUNGALOW WITH GREAT GARDENS!

This charming **DETACHED BUNGALOW** is located within a corner plot and offers a comfortable and convenient lifestyle - within easy walking distance of the town amenities, train station and the superb sandy beaches of Ryde. Inside, the spacious accommodation features a cosy sitting room opening into a well equipped kitchen/breakfast room, modern white bathroom, 2 **BEDROOMS** and a large versatile **ATTIC ROOM**. The **DELIGHTFUL GARDENS** are a particular feature of this residence - perfect for al fresco dining/entertaining and simply enjoying the outdoor lifestyle. Added benefits include gas central heating, **DRIVEWAY PARKING** plus a large steel store with power. Offered as **CHAIN FREE**, we would highly recommend arranging an interval visit.

### ACCOMMODATION:

A small front planted area of garden with steps leading up to the front UPVC entrance door:

### ENTRANCE HALL:

Ceramic tiled floor. Radiator. Doors leading off to main rooms. Open stairs to the first floor attic room.

### KITCHEN:

A good sized kitchen comprising range of base and eye level cupboards in cream with a contrasting laminate worktop incorporating single stainless steel sink with drainer. Integral 4-ring gas hob with extractor hood plus electric oven. Space and plumbing for washing machine. Ceramic tiled flooring. Radiator. Dual aspect windows to either side of the property and half glazed door to rear garden. 'Glow worm' gas boiler. Wide opening to:

### SITTING ROOM:

An airy and bright room to the front of the house with a double glazed bay window overlooking the allotments. Fitted carpet. Radiator.

### BEDROOM 1:

A bright double bedroom with double glazed bay window over-looking the allotments. Radiator. Fitted carpet. Feature fireplace.

### BEDROOM 2:

Another double bedroom with double glazed window to rear. Fitted carpet. Radiator. Range of fitted wardrobes.

### BATHROOM:

White suite comprising panelled bath with shower over; pedestal wash basin and low flush WC. Tiled ceramic floor. Double glazed window.

### FIRST FLOOR:

Accessed via stairs from the hallway, leading to:

### ATTIC ROOM:

Situated on the first floor in the eaves, a well proportioned versatile room with Velux window to front. Fitted carpet.

### OUTSIDE:

A particular feature of the property is the most attractive, beautifully designed garden - to side and rear. There is a large paved area with timber pergola with the reset mainly laid to lawn with planted areas. 'Railway sleeper' steps link the different levels with fencing surrounding the perimeter. A rear gate leads to the driveway.

### DRIVEWAY/STORAGE:

Accessed from the rear garden offering parking for 2 cars. Good sized store.

### USEFUL INFORMATION:

Conservation area: No

Listed Status: Not Listed

Flood Risk: None

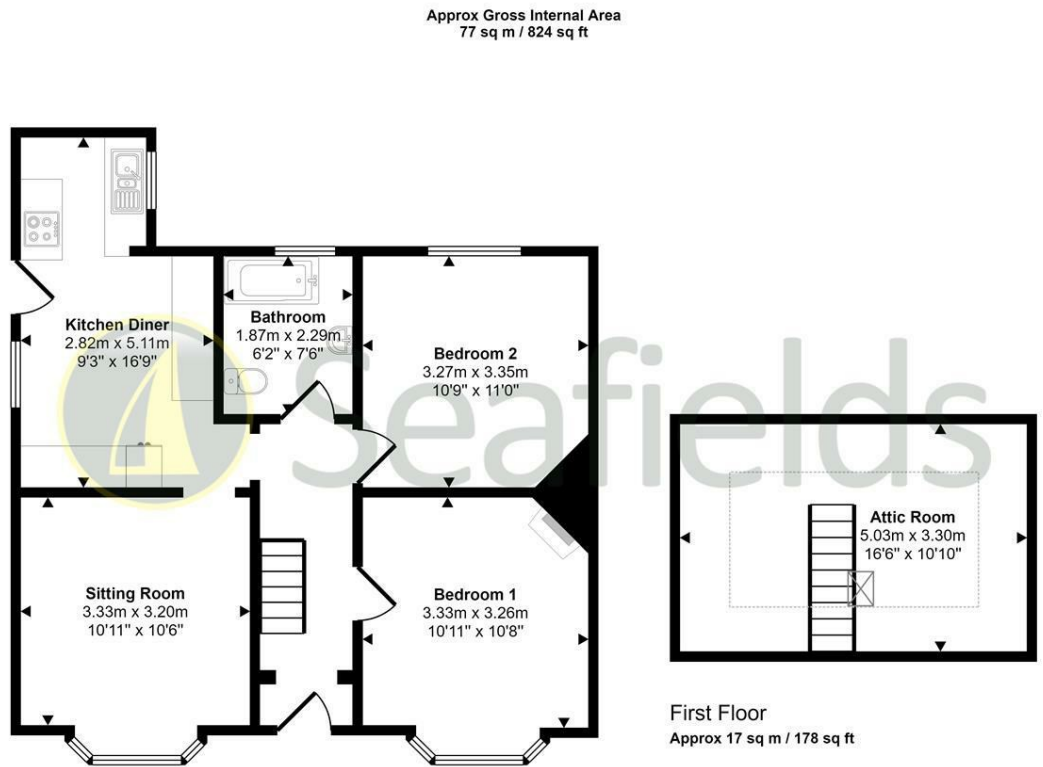
Council Tax: Band C \* EPC Rating E

Services: Mains Gas, electric, water and drainage.

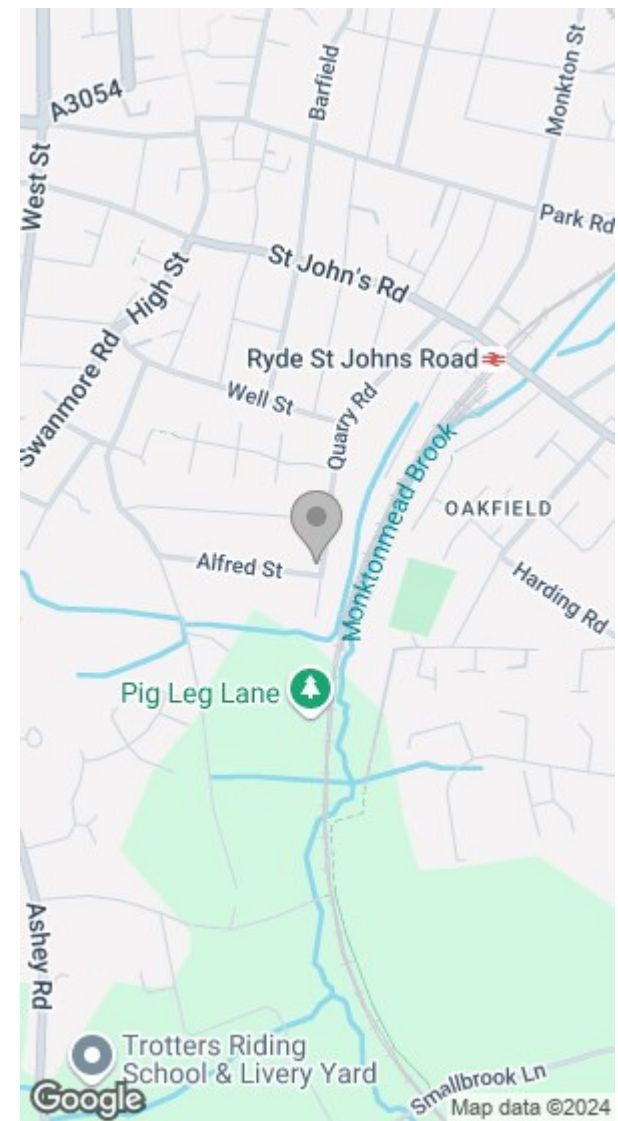
Seller's Situation: No onward chain

### 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>	42	(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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

