



Guide Price £525,000
5 QUARR PLACE, RYDE, ISLE OF WIGHT, PO33 4EW



EXQUISITE HOME AND GARDENS IN TRANQUIL SETTING!

A truly impressive **DETACHED BUNGALOW** located in a tranquil cul-de-sac on the outskirts of Ryde - close to coastal and rural walkways, plus local schools and amenities. The beautifully presented, cleverly extended accommodation comprises a charming dual aspect sitting room, plus a fabulous open plan arrangement of a very striking kitchen leading into the dining room - which benefits from dual aspect full width bi-folding doors over-looking and opening to the gardens. There are 3 **BEDROOMS** - all well proportioned with fitted wardrobe/cupboards - plus a luxurious family bathroom. Benefits include **GAS CENTRAL HEATING**, double glazing, a long driveway providing ample **PARKING** plus a detached **GARAGE**. Set within a large plot, the superb large **LANDSCAPED GARDENS** are a particular feature for one to enjoy the outdoor lifestyle. Just a short drive to town amenities and mainland ferry terminals, this **CHAIN FREE** home must be viewed without delay to avoid disappointment.

ACCOMMODATION:

Attractive paved pathway and steps up to covered porch with double glazed door and adjacent panel window into:

HALLWAY:

A welcoming carpeted hallway with concealed radiator. Door to double width storage cupboard with recessed lighting. Access to part-boarded, insulated loft (housing gas boiler) with pull down ladder.

SITTING ROOM:

A charming dual aspect room with double glazed windows to side and front over-looking front garden and beyond. Radiators x 2. Feature fireplace with mantelpiece and inset electric stone effect fire.

KITCHEN/DINING ROOM:

Certainly offering the 'wow factor' a superb open-plan kitchen/dining room arrangement with tiled flooring:

Kitchen Area:

Quality extensive range of matching cupboard and drawer units with contrasting work surfaces incorporating a 1.5 bowl sink unit with mixer taps. Integral appliances to include 'Bosch' 4 ring ceramic hob, 2 x NEFF eye level double oven and grills. Concealed fridge, freezer, washing machine and dishwasher. Recessed down lighters. Radiator. Tiled splash backs. Shallow step up to:

Dining Area:

Superbly spacious and bright triple aspect designed dining/family room with double glazed window to side, plus 2 sides of fully opening bi-fold doors (giving great feeling of bringing the outside in when fully opened). Wonderful outlook over private gardens. Radiator. Attractive pendant lighting.

BEDROOM 1:

Well proportioned carpeted double bedroom with double glazed window to front. Excellent range of fitted wardrobe/cupboards. Radiator. Attractive central ceiling light fitting.

BEDROOM 2:

Another large carpeted double bedroom with double glazed window to front. Fitted double width wardrobe plus additional built-in deep cupboard. Radiator. Attractive ceiling lighting.

BEDROOM 3:

A third carpeted double bedroom - currently utilised as a work/hobby room with ample fitted wardrobe/cupboard space plus double glazed window over-looking rear garden. Radiator. Ceiling light fitting.

BATHROOM:

Luxury bathroom comprising quality suite of tile enclosed bath with over-head 'storm' shower plus additional hand held hose shower and mixer taps. Vanity wash hand basin plus w.c. Mirror fronted bathroom cabinet. Radiator. Recessed down lighters. Full matching tiling to walls and floors. Obscured double glazed window to rear.

GARDENS:

Set within a superbly proportioned plot, there is a deep open plan lawn to front with plant borders. Smart paved footpath leading to steps to entrance of the bungalow plus gated access to the rear. The enclosed, secluded rear is a gardener's delight - comprising large patio areas, attractive timber 'sleepers' defining different seating areas - with the rest being laid to a substantial lawn. Timber sheds x 2. Designated to side of property with vegetable plots.

DRIVEWAY:

Long driveway providing parking for up to 5 cars and leading to the Garage.

GARAGE:

Single garage with electronic roll up door, power and light - plus pedestrian door leading to rear garden.

TENURE:

Long Leasehold (780 years w.e.f. 1969).

OTHER PROPERTY FACTS:

Construction: Standard

Council Tax Band: E

Heating: Gas central heating

Conservation Area: No

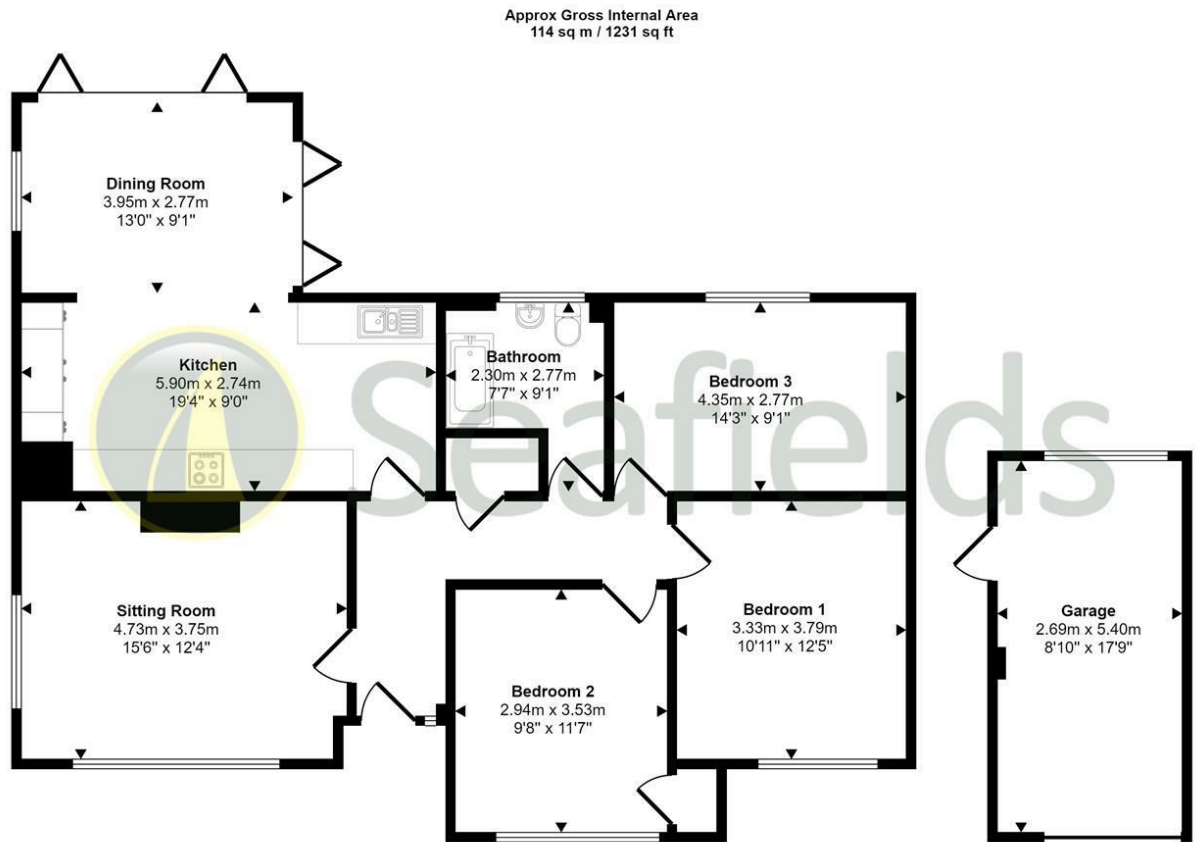
Grade I or II Listed: No

Flood Risk: None

Services: Mains drains, gas and electricity supplies

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.



Floorplan
Approx 100 sq m / 1075 sq ft

Garage
Approx 14 sq m / 156 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		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

