



Guide Price £395,000
WYCHWOOD, AMPHILL ROAD, RYDE, PO33 1LJ



BEAUTIFULLY PRESENTED HOME NEAR APPELEY PARK!

Located within an enviable position, minutes' walk from the sea front, Canoe Lake, popular beach cafes, rowing club and the beautiful golden sands of Ryde, this immaculate **DETACHED BUNGALOW** is also very convenient for the host of town amenities plus Island/mainland ferry links. The large entrance porch and welcoming hall leads to the superbly presented accommodation offering a charming sitting room and modern kitchen/diner, 3 **DOUBLE BEDROOMS** and a modern bathroom/wc. Benefits include neutral decor throughout, gas central heating, **DOUBLE GLAZING**, attractive **ENCLOSED GARDENS** offering the perfect spot for al fresco dining/entertaining, plus a deep **DRIVEWAY**. Offered as **CHAIN FREE**, this attractive low maintenance residence must be seen to appreciate all that is on offer.

ACCOMMODATION:

Attractive arched glazed doors into:

PORCH:

Large area (ideal for coats/boots) with painted brick walls. Double glazed window to front. Double glazed door to:

ENTRANCE HALL:

A carpeted hall with radiator. Access to loft space. Built-in cupboard. Doors to:

SITTING ROOM:

A very well proportioned, most comfortable reception room with double glazed window and French doors to rear garden. Radiator. Attractive white painted brick feature fireplace. Neutral decor with one decorative themed wall. Door to:

KITCHEN/DINER:

Large kitchen comprising quality range of 'midnight blue' coloured cupboard and drawer units with marble effect work surfaces over incorporating inset 1.5 bowl sink unit. Integral appliances to include 'Samsung' induction hob with contemporary 'Comfee' extractor over 'Sharp' dishwasher. Space for American style fridge/freezer and washing machine. Spot lighting. Space for dining table/chairs. Wood effect laminate flooring. Double glazed windows to front and side. Door to:

PANTRY/PORCH:

Further matching fitted cupboards. Recessed down lighters. Double glazed door to rear garden.

BEDROOM 1:

Carpeted double bedroom with double glazed window over-looking front garden. Radiator. Built-in wardrobe/cupboard.

BEDROOM 2:

Carpeted double bedroom with double glazed window to front. Radiator.

BEDROOM 3:

Double bedroom (or further reception room if required) with double glazed window and door to rear garden. Radiator.

BATHROOM/WC:

Quality white suite comprising bath with dual shower head over and screen; vanity wash hand basin and corner wall cabinet. Tiled surrounds. A part-divided area houses the w.c. and heated towel rail. Tile effect laminate flooring. Obscured double glazed windows x 2.

GARDENS:

There is a very well designed, well maintained enclosed rear garden comprising lawned and patio areas plus an attractive covered pergola - offering open air and covered al fresco dining areas. Gated access to front garden - another good sized area which is mainly laid to lawn.

DRIVEWAY:

Private drive providing ample space for 2 vehicles.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Council Tax Band: C

EPC Band: D

Building Construction: Standard Brick Construction

Listed Building: No

Conservation Area: No

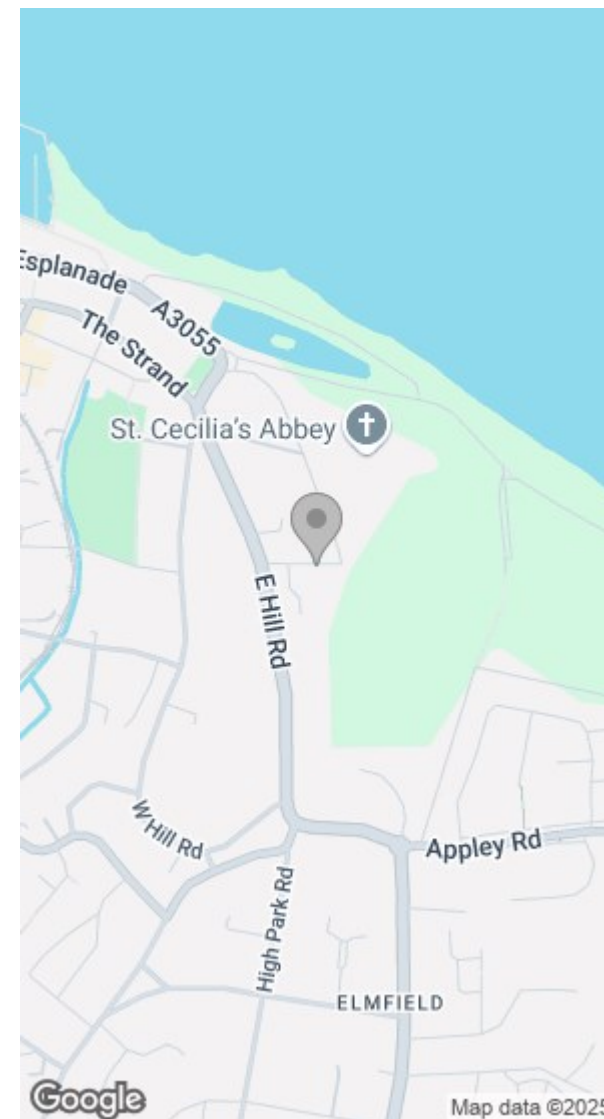
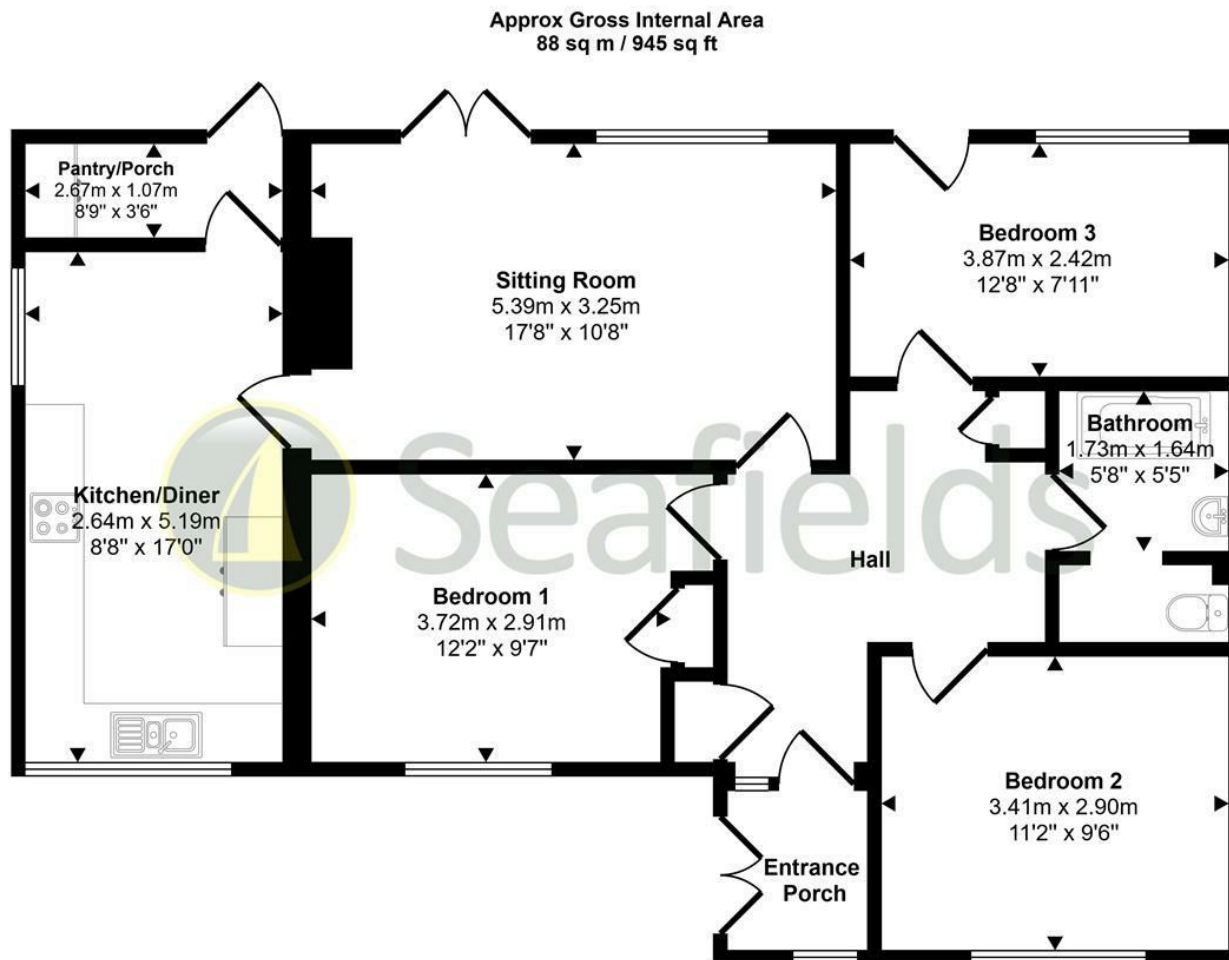
Flood Risk: Very low

Services: all services are mains connected, unless otherwise stated.

Sellers Circumstances: Chain Free

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

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 ₂) Rating	
Current	Potential	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			
	80		
	56		
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales EU Directive 2002/91/EC			

