Guide Price £460,000

THE LODGE, BULLEN ROAD, RYDE, ISLE OF WIGHT, PO33 1AU

Seafields

COMBINING COMFORT AND STYLE - PLUS LARGE PRIVATE GARDENS!

A beautifully presented semi-detached 1930's CHARACTER HOME which has been cleverly and tastefully extended in recent years, adding to the lovely space and light within. There are surprisingly high ceilings, with the decor offering an APPEALING 'art deco' style - and further benefits include GAS CENTRAL HEATING and double glazing throughout. The heart of the home is undoubtedly the stunning open-plan kitchen/dining/sitting room, which creates a warm and welcoming atmosphere, with additional accommodation including a separate snug/music room, utility, ground floor shower room and first floor bath/shower room. There are 3 DOUBLE BEDROOMS (one which offers an en suite w.c. and all with an excellent range of fitted wardrobes). Step outside to discover lovely large PRIVATE GARDENS - comprising a large sun deck and lawn, a garden room, plus a SWEEPING DRIVEWAY offering ample parking plus a DOUBLE GARAGE/WORKSHOP. An impressive residence in a sought after location just a short drive to Tesco stores, schools, beautiful coast and countryside, as well as Seaview village/Ryde town amenities and mainland transport links. Very well worth a visit.

ACCOMMODATION:
A covered veranda gives access to the solid timber entrance door to:

ENTRANCE HALL:
An inviting hall with solid timber floorboards and striking striped carpeted stairs (with cupboard below) to first floor. Timber doors to Snug and Kitchen/Dining/Sitting Room.

SNUG:
A cosy snug, music room or study with continuation of timber floorboards. Radiator. Double glazed bay to front. Attractive tiled open fireplace with mantle over.

OPEN PLAN LIVING:
A lovely L-shaped open plan room comprising the kitchen/sitting/dining areas as follows:

SITTING/DINING ROOM:
A superb triple aspect sitting room with double glazed windows to front and side; French doors to rear garden. Radiators x 2. Attractive open fireplace with brick hearth, tiled base and timber mantle. Fitted storage cupboards with louvre doors. Ceiling pendant lights x 2. Open aspect into:

KITCHEN AREA:
Modern fitted kitchen comprising cream coloured gloss cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit. Gas hob with electric oven and extractor over. Tiled splashbacks. Space for tall fridge/freezer. Recessed down lighters. Opening and 2 steps down to:

UTILITY ROOM:
Continuation of tiled flooring. Wash hand basin. Plumbing for washing machine and tumble dryer. Wall mounted gas boiler (approx 1 year old). Double glazed window to rear and French doors to side. Radiator. Door to:

DOWNSTAIRS SHOWER/WC:
Comprising suite of large fully tiled shower cubicle and w.c. Tiled flooring. Window to rear.

FIRST FLOOR LANDING:
Striped carpeted flooring. Accesses to loft. Double glazed window to side. Timber doors to:

BEDROOM 1:
Well proportioned double bedroom with double glazed French doors and 'Juliet' balcony to rear offering a great view over the gardens and countryside beyond. Deep recess/dressing area including a good range of fitted wardrobes. Radiators x 2. Continuation of matching carpet. Door to:

EN SUITE WC:
Comprising suite of low level w.c. and pedestal wash basin. Wall mounted mirrored cabinet. Extractor.

BEDROOM 2:
Another double bedroom with double glazed French doors, 'Juliet' balcony and garden outlook. Radiator. Continuation of matching carpets. Excellent range of fitted wardrobes.

BEDROOM 3:
A third carpeted double bedroom with double glazed window to front. Radiator. Attractive cast iron fireplace with recessed fitted wardrobes either side.

BATH/SHOWER ROOM:
A luxurious suite comprising bath, large shower cubicle, wash basin and w.c. Art deco style 'striped' wall tiles. Non-slip flooring. Large heated towel rail. Obscured double glazed window.

GARDENS/PARKING:
Set within a large enclosed plot, there is a shingled recessed area leading to double opening arched timber gates leading to the long sweeping shingled driveway providing parking and easy turning area for numerous vehicles. There is a large elevated decked area adjacent to the property - part covered so perfect for barbecues/al fresco dining - with the rest being laid to lawn.

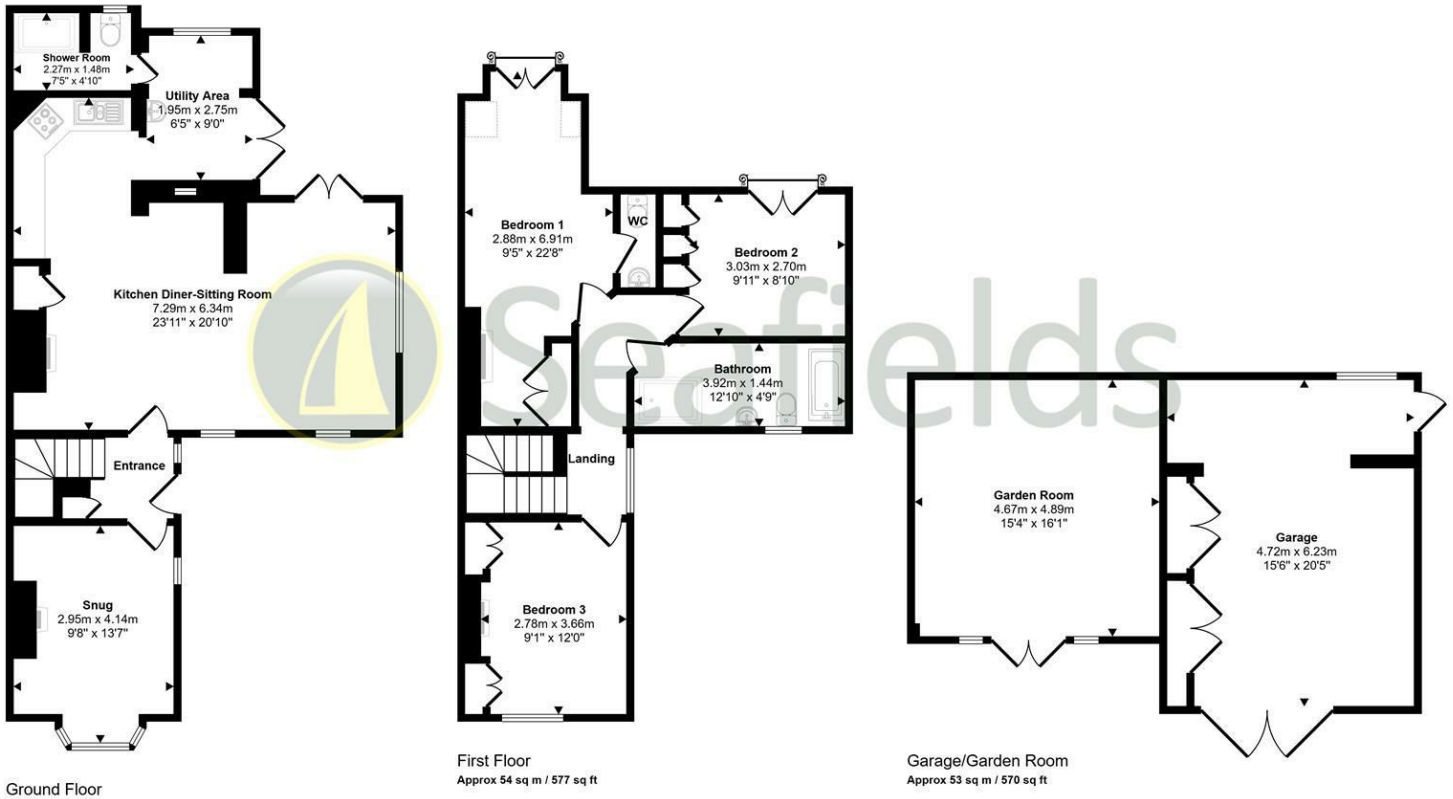
GARDEN ROOM:
At the far end of the gardens, there is a large Garden Room which we understand was originally a stable block - offering light, power, windows and French doors. A great games/play room as well as offering ideal storage should one wish.

DOUBLE GARAGE:
A substantial double garage/workshop with double opening timber doors, light, power - plus double glazed window and door to rear.

OTHER PROPERTY FACTS:
Conservation Area: No
Listed Building: No
Tenure: Freehold
Council Tax Band: D
EPC Rating: C (72)
Flood Risk: Very Low
Services: Mains electricity and gas. Drainage: Private biodigester septic tank.

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
169 sq m / 1822 sq ft



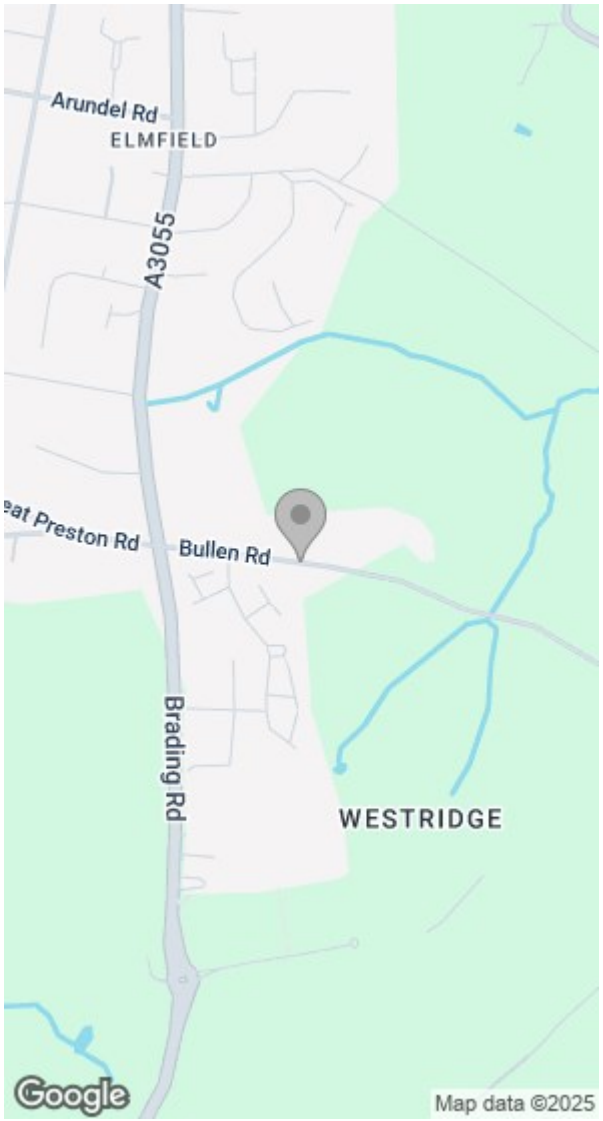
Ground Floor
Approx 63 sq m / 676 sq ft

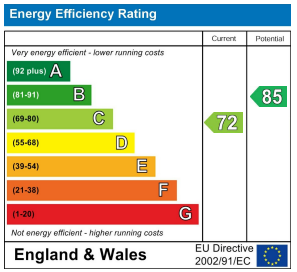
First Floor
Approx 54 sq m / 577 sq ft

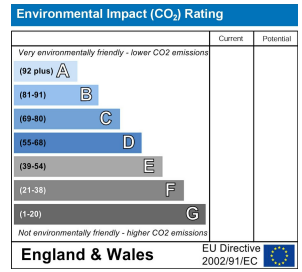
Garage/Garden Room
Approx 53 sq m / 570 sq ft

Denotes head height below 1.5m

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.







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