



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

50, Swanmore Road

Ryde, Isle of Wight PO33 2TQ



£350,000
FREEHOLD



Situated in a convenient location on the outskirts of Ryde, this characterful three-bedroom period home is elegantly presented and benefits from a delightful rear garden plus a driveway.

- Semi-detached, three-bedroom house
- Two versatile reception rooms
- Original period features
- Desirable, convenient location
- Cellar store with potential
- Generous proportions
- Driveway parking for up to two vehicles
- Large kitchen with utility area
- Fabulous garden with scenic views
- Close to High Street, beaches & mainland travel links

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property Home Hunters



You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



50 Swanmore Road offers a fantastic opportunity to acquire a spacious family home which retains the original character and charm of this traditional period property. Significantly renovated over the years by previous owners, the quality of this home starts with the charming bay-fronted red brick façade, with parking for two vehicles to the front on a smart gravel driveway. Once inside, the character of the original home shines, with coved high ceilings and generously proportioned rooms. Perfectly arranged, the ground floor accommodation comprises a welcoming entrance hall with timber floorboards, a living room featuring a brick fireplace, a formal dining room, and a beautiful kitchen with a fabulous central island and an open aspect to a utility room. Additionally, the home provides a convenient ground floor cloakroom, whilst on the first floor are two double bedrooms with fitted wardrobes, a single bedroom, and a family bathroom.

To the rear of the property, a south-east facing garden with split-level decked terracing combines with an artificial lawned garden, creating a versatile space ideal for entertaining or relaxing in the sunshine. There is also a large cellar providing useful additional storage with huge potential to create a garden room if desired.

Situated in a desirable residential area of Ryde, this home is perfectly located for enjoying Ryde's eclectic mix of cafes and independent shops that abound in the town. There are also good local schools nearby such as the independent Ryde School, all within easy walking distance. Ryde is renowned for its miles of sandy beaches and the many amenities found on the seafront which are also just a short walk away, including high-speed mainland ferry travel and island transport links. Additionally, the Fishbourne to Portsmouth car ferry service is located within three miles from the property. For those who enjoy the great outdoors, the house also benefits from being very close to a range of country walks in Ashey and Haylands, as well as being within easy striking distance of the Millennium Green in nearby Play Lane.

Welcome to 50 Swanmore Road

Approaching from popular Swanmore Road, a gravel driveway surrounds the front aspect of the home and leads to the smart UPVC front door, which features decorative glazed panels and an attractive glazed fan light over, set in a characterful brick arch.

Entrance Hall

14'06 max x 5'06 (4.42m max x 1.68m)

With wonderfully high ceilings, charming deep skirting boards and neutral wall decor, the generous proportions and historic character work together to create an elegant and welcoming space. A large window faces the side aspect, and fills the space with light, highlighting the original timber floorboards. Stripped pine doors lead to the living room, the dining room and the cloakroom, and a carpeted staircase ascends to the first floor, complete with a large storage cupboard beneath housing an electrical consumer unit. There is also a radiator concealed by an ornate cover.

Living Room

14'03 into bay x 11'07 max (4.34m into bay x 3.53m max)

Beautifully presented with a rich-blue wall decor and a grey carpet, the sitting room benefits from a large bay window which floods this generously sized room with light. The room has a decorative ceiling rose which perfectly complements the ornate cornicing which runs around the high ceiling. There is a characterful broad chimney breast, finished with stylish feature wallpaper with a gas coal-effect fire on a stone hearth, with brick surround and timber mantle. Deep white skirting boards continue the charming feel, and there is also a radiator, and TV and telephone points.



Dining Room

11'07 x 11'06 (3.53m x 3.51m)

Another room with voluminous high ceilings, with coving and an ornate ceiling rose. A large window to the side aspect has a radiator under, and there are natural timber skirting boards and architrave, which complements the large chimney breast that is finished in an elegant leaf print wallpaper.

Kitchen

11'07 x 11'06 (3.53m x 3.51m)

Lit by recessed spotlighting, this modern, open space with dual aspect windows and an external door to the decked terrace features an original chimney breast with a radiator and a high-level TV and power supply; ideal for a flat screen television. A central island unit creates a sociable environment and provides additional cupboard space plus wine storage beneath, with plenty of space for stools on either side. There is a fabulous mix of cream cabinetry with contemporary brushed stainless-steel fittings and a superb solid timber worktop with neutral tile splashbacks. An integrated gas hob has a matching electric oven under and a recirculation hood over.

Utility Area

11'06 x 4'05 (3.51m x 1.35m)

Attractive dark tiling runs throughout the room continuing through a broad squared arch leading to a utility area, with matching cabinets creating a cohesive space. A 1.5 stainless steel sink and drainer with a contemporary swan neck mixer over sits beneath a large window which catches the morning sun. There is under-counter space for three appliances with plumbing for a washing machine.

Cloakroom

4'10 x 2'08 (1.47m x 0.81m)

The downstairs cloakroom features a lovely high coved ceiling, neutral wall tiling with an attractive mosaic feature strip, and a large window to the rear aspect with opaque glass for privacy. A white corner pedestal sink has a chrome mixer tap and there is a matching dual flush w.c, plus a heated chrome towel rail.

First Floor Landing

extending to 18'5 (extending to 5.61m)

From the entrance hall, a turning staircase is fitted with a neutral carpet and features an original spindle balustrade to a galleried first floor landing. There is loft access and doors to bedroom one and the family bathroom, with a further hallway which benefits from a large south facing window and radiator, with doors to bedroom two and bedroom three.

Bedroom One

14'03 into bay x 11'06 max (4.34m into bay x 3.51m max)

Generous proportions define this spacious bedroom, with high ornately coved ceilings and a large bay featuring a fabulous window storage bench. Warmed by a radiator with an ornate cover, this room features a broad chimney breast and a cosy neutral carpet plus coordinating wall decor finishing the space. This bedroom also benefits from large, floor to ceiling built-in wardrobes to accommodate plenty of clothing.

Family Bathroom

9'0 max x 4'10 (2.74m max x 1.47m)

Fully tiled in a natural travertine hue with a feature mosaic strip, the family bathroom makes intelligent use of the space. Lit by a three-spot ceiling light and a large opaque glazed window to the side, the room provides a full-size P-shaped whirlpool bath with a contemporary chrome mixer and rain shower over, plus a curved glass shower screen. There is a dual flush w.c. and a pedestal basin with a contemporary chrome swan neck mixer tap over. Finished with a beautiful wooden floor, this bathroom also benefits from a large heated chrome towel rail, and a large airing cupboard which houses a Glow-worm combination gas boiler.



Bedroom Two

11'06 x 10'04 (3.51m x 3.15m)

Lovely rural views can be enjoyed from the elevated position of bedroom two via a large window to the rear aspect. Featuring a coved ceiling, the room has a fresh white decor including a grey feature wall and the carpet from the landing continues here. There is also a chimney breast with a radiator and full-height fitted wardrobes on either side.

Bedroom Three

11'06 x 7'5 max (3.51m x 2.26m max)

Ideal as a single bedroom or luxurious dressing room, this space continues with the carpet from the landing and benefits from internal windows which allow for the natural light to port from the hallway. There is a coved ceiling, a blue-painted chimney breast and a radiator.

Rear Garden and Cellar

Providing a morning sun trap, a decked terrace is located outside the kitchen and dining room with attractive outside lighting and a smart timber balustrade at the end with a secure gate. The gate opens to a set of timber steps leading down to a wonderful walled lower garden providing a sheltered position with a low-maintenance artificial lawn. A further decked terrace provides additional space to accommodate garden furniture and gives access to the outside store - a substantial cellar that extends under the house beneath the kitchen. With power and lighting installed, the cellar is ideal for outside storage, a workshop, or would make a magnificent garden room.

Driveway

To the front, the gravel driveway provides parking for up to two vehicles and leads to the front door and to a secure timber gate giving access to the rear garden.

50 Swmore Road provides a fantastic family home with traditional period character and stylish interiors, as well as the added benefits of driveway parking and a fabulous outdoor living environment within a private rear garden. A viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

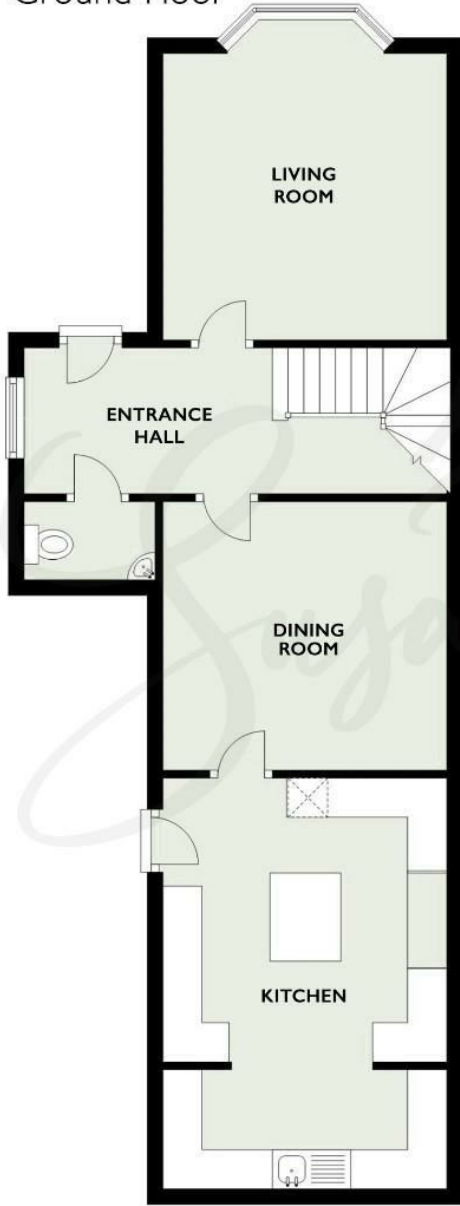
Tenure: Freehold

Council Tax Band: B

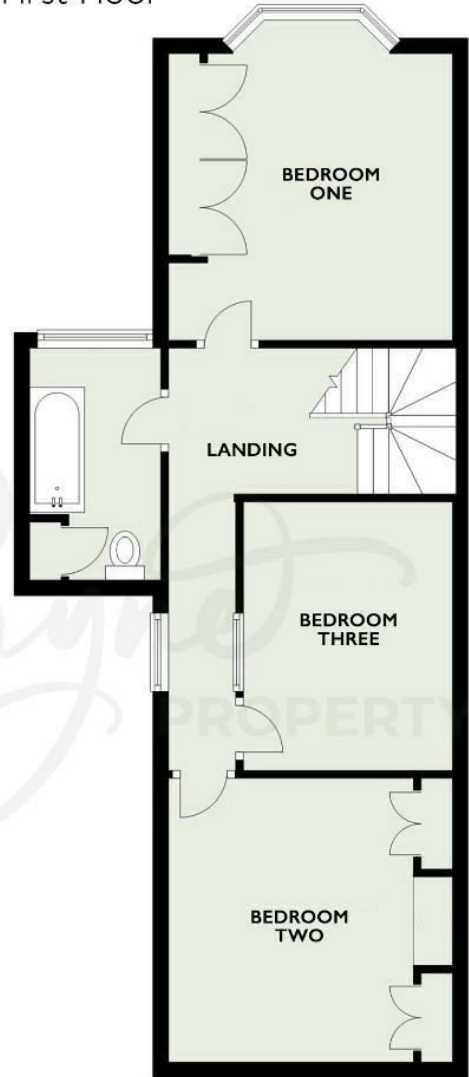
Services: Mains water and drainage, gas central heating, electricity.



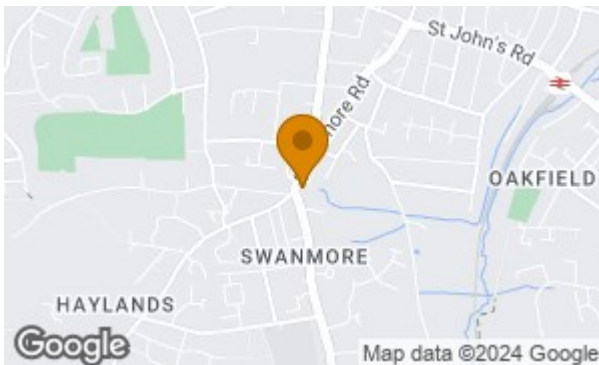
Ground Floor



First Floor



Floorplan for illustrative purposes only and not to scale



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		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.