



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 1, Hornbeam Square

Ryde, Isle of Wight PO33 1RF



Positioned within a desirable development, this well-presented four-bedroom townhouse is beautifully arranged over three floors and comes complete with a private rear garden plus a driveway and an integral garage.

- Four-bedroom mid-terrace townhouse
- Spacious kitchen-diner and large living room
- Driveway parking and an integral garage
- Well-maintained and presented throughout
- Situated within the desirable Bullen Village development
- Gas central heating and double glazing with fitted blinds
- Ground floor ensuite double bedroom
- Flexible layout with versatile accommodation options
- Fully-enclosed low maintenance rear garden
- Close to the amenities of Ryde and mainland travel links

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

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Originally constructed in 2004 and benefitting from a naturally light and bright ambience, 1 Hornbeam Square has been well maintained by the current owners and is presented with neutral décor throughout. Arranged over three floors, the accommodation is versatile with a ground floor bedroom and ensuite providing options for multi-generational living or guest accommodation.

This wonderful home is set within the sought after Bullen Village which combines a semi-rural ambience with the benefit of being an extremely convenient location. There is a major supermarket only a few minutes' drive away, and Ryde's town centre with an array of shops and restaurants, Victorian promenade and the renowned sandy beaches of Appley, along with a number of schools and high-speed mainland travel links also very close by. The coastal village of Seaview is moments away and offers stunning family friendly beaches and bays, sailing options and boutique shopping and dining.

Accommodation comprises a welcoming entrance hall, integral garage, utility room, bedroom and ensuite on the ground floor, with a landing, kitchen/diner and living room on the first floor, and three further bedrooms, one of which is ensuite, and a family bathroom on the second floor.

### **Welcome to 1 Hornbeam Close**

Approaching from popular Bullen Village, No 1 is set overlooking the tree lined Hornbeam Square. A block paved driveway provides parking and leads on to the garage, with a paved path giving access to the front door, which is presented in a stylish dark grey colour to perfectly complement the smart façade of the townhouse.

### **Entrance Hall**

The welcoming entrance hall is presented in a soft, neutral colour scheme over an attractive wood-laminate floor. There are stairs to the first floor, a door to a useful large understairs cupboard and a door into the integral garage, and a further area provides room for further storage and leads to a door to the utility room.

### **Utility Area**

*9'2" x 6'8" (2.80m x 2.04m)*

The utility area is a good size, and could provide an opportunity to combine with the ground floor ensuite bedroom to create a suite perfect for multi-generational living or to provide guest accommodation. The utility comes complete with a mix of base and wall cabinets finished in light wood and with a dark, roll-edged worktop, and white tiled splashback, and the high-quality laminate flooring continues from the hallway. There is a sink and drainer unit, space for a washing machine and undercounter fridge, and the utility is also home to the Worcester combi boiler. The utility area is finished with neutral walls and has a part glazed door which leads out to the rear garden.

### **Bedroom Two**

*9'3" x 9'1" (2.82m x 2.78m)*

Conveniently located on the ground floor, bedroom two is presented in a neutral scheme, with a soft carpet and benefits from a window looking over the rear garden. A door leads into an ensuite.

### **Ensuite**

The ensuite has a spacious shower to one end, plus a wall mounted basin with heritage style taps, white tiled splashback and a mirror, and there is a matching low-level WC. The ensuite is finished with neutral decoration and a practical non-slip vinyl floor.

### **First Floor Landing**

A carpeted staircase with a characterful natural wood balustrade leads up to the first-floor gallery landing. The landing has a window to the front aspect with a green view over the Square, and doors lead to the kitchen/diner and to the living room, plus stairs which lead up to the second floor.



### **Kitchen/Diner**

*16'2" x 10'0" (4.95m x 3.06m)*

Well arranged, with plenty of space for a dining set to one end, with a pair of windows providing a lovely view over the Square. Neutral vinyl flooring flows from the dining area into the kitchen, which is made up of an abundance of base and wall cabinets, finished in a beechwood effect and complemented by dark roll-edged worktops and white tiled splashbacks. There is an inset 1.5 bowl sink and drainer, and integrated appliances include an oven, gas hob with matching hood over and a dishwasher, and there is space for a large fridge/freezer. The kitchen also benefits from a combination of recessed spot lighting and undercabinet lighting.

### **Living Room**

*16'4" x 13'10" (4.99m x 4.24m)*

The living room is generously proportioned, and has a light, bright ambience with three windows looking out to the rear aspect. There is an elegant green colour scheme over a plush neutral carpet, and the lounge has a combination of lighting.

### **Second Floor Landing**

The neutral décor, carpet and natural wood balustrade continues up to the second-floor landing, which has a hatch to the loft and doors to all three bedrooms on this floor, to the family bathroom and to a useful airing cupboard which is home to a large hot water cylinder.

### **Bedroom One**

*13'0" x 9'3" (3.98m x 2.82m)*

The primary bedroom is well proportioned, with twin windows filling the room with light and providing a lovely view over the Square. The neutral décor and carpet continue, and this bedroom has doors to a useful built-in cupboard/wardrobe and to an ensuite.

### **Ensuite**

The primary ensuite has neutral decoration and a non-slip vinyl floor, a shower to one end, a wall mounted basin with heritage style taps, white tiled splashback and a mirror, and there is a matching low-level WC.

### **Bedroom Three**

*11'6" x 7'11" (3.52m x 2.43m)*

Another good-size room, with soft neutral décor and plush carpet, and a window providing views to the rear aspect.

### **Bedroom Four**

*8'3" x 8'0" (2.53m x 2.45m)*

Currently in use as a fabulous dressing room but could easily be a study or fourth bedroom, this space has a fitted hanging rail plus a built-in wardrobe and space for further wardrobes/furniture. There is also a window to the rear aspect.

### **Family Bathroom**

The bathroom is fully tiled, with fresh white wall tiles over a non-slip vinyl floor. The white suite comprises a full-size bath with shower over, complete with a glass screen, a pedestal basin with heritage style taps and a mirror cabinet over, and a matching low-level WC.

### **Garage**

*16'6" x 9'3" (5.03m x 2.84m)*

The integral garage is spacious and benefits from an up-and-over door, concrete floor, power and strip lighting and is also home to the electrical consumer panel. The garage can also be accessed internally with a door to the entrance hall.



### **Outside**

The courtyard garden is a fabulously low-maintenance space providing a wonderful alfresco dining spot. White stone chip borders surround the terrace with beautiful planting adding colour to the borders. The rear garden is enclosed by high quality fencing.

1 Hornbeam Square presents a fantastic opportunity to purchase a well-maintained and presented townhouse, set in an extremely desirable location within Bullen Village. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

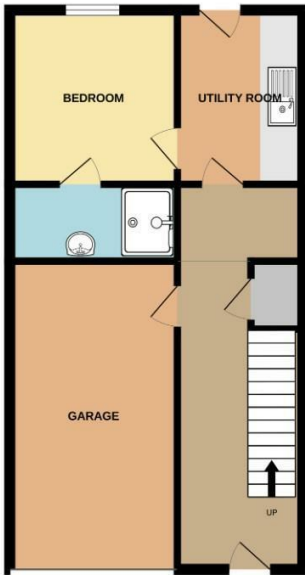
Tenure: Freehold

Council Tax Band: D

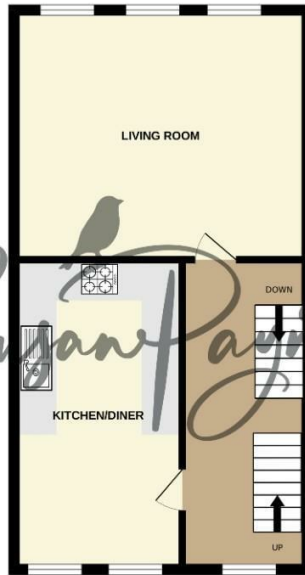
Services: Mains water, gas, electricity and drainage



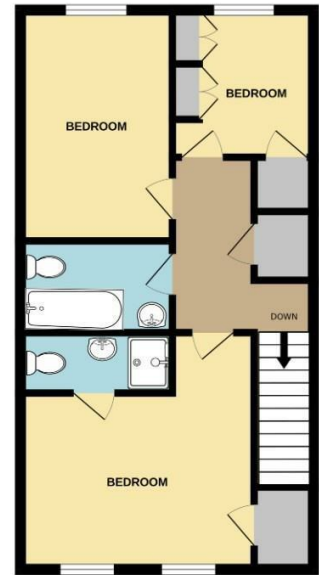
GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		78	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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