

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

30, Bellevue Road

Ryde, Isle of Wight PO33 2AR



Built in 2017 and further upgraded, 30 Bellevue Road forms part of a luxurious small development that reflects a merging of traditional light and space with modern construction and magazine standard finishes.

- Four-bedroom home inspired by Georgian architecture
- High quality build, further upgraded by the current owners
- Close to fast mainland travel links, town and beaches
- Family bathroom, two en-suites plus a cloakroom
- Highest quality, chic interior finishes throughout
- Fabulously quiet and convenient location
- Stunning living space, opening on to the sun terrace
- Coastal position with far-reaching Solent views
- Spacious floorplan, with a light & bright ambience
- Parking, low maintenance garden and communal grounds

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

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This stylish home features a Georgian inspired façade, complete with railings and formal planting, hardwood double glazed sash windows, a contemporary layout designed for modern luxury living, beautiful Italian kitchen, an abundance of glass including bi-fold doors to the terrace, energy efficient central heating, and offers high-quality floor coverings and interior finishes throughout. Another fabulous attribute are the low-maintenance outside spaces, which include plenty of private parking. Accommodation comprises a stunning open plan kitchen/diner and lounge, plus a utility/cloakroom on the ground floor, an entrance hall with street level entrance, ensuite master bedroom and fourth bedroom/office on the upper ground floor, with two further double bedrooms, one of which is ensuite, and a family bathroom on the first floor.

Uniquely located in the celebrated and quiet Monkton Village area in Ryde's conservation area, and with an enviable combination of convenience and tranquillity, large expanses of glass to the sea side of the building make the most of the Solent views. The popular town of Ryde is on the doorstep, with its magnificent Victorian esplanade, fabulous beaches, fantastic array of boutique shops and restaurants, as well as easy access to the local schools. Just moments away are high speed ferry links to the mainland, with the Island to London journey taking less than two hours.

Welcome to 30 Bellevue Road

Approaching from quiet Bellevue Road, through a characterful stone boundary wall, No 30 sits proudly in its commanding position, resplendent in smooth cream render with contrasting contemporary grey sash windows. A resin quartz pathway leads through formal borders to a bridge, all framed by exquisite wrought iron railings, enhancing the feeling of grandeur and affording access to the smart front door, covered by a Georgian inspired wrought iron canopy.

Entrance Hall

Entering at street level, the quality of finishes is immediately apparent with Camaro luxury vinyl tile flooring and fresh white decor. Recessed, energy efficient LED lights illuminate the space, and there is a pendant over the generous landing. Stairs lead up to the first floor and also down to the floor below, and there is smoke alarm and the thermostat control. Doors lead through to the primary bedroom suite, to bedroom four and to a cloakroom.

Primary Bedroom Suite

16'1" x 14'4" (4.92m x 4.39m)

A perfectly positioned bank of wardrobes create fabulous headboard and a separate dressing area, leading on to the well-proportioned bedroom which is finished with a plush grey carpet. The room features French doors with a fabulous contemporary Juliet balcony affording views over the grounds to Ryde Castle, the harbour and to the magnificent Solent beyond. There is recessed LED lighting, plus intelligent design touches such as the high-level TV/data/power sockets in the wall, ready to accept a flat screen TV. From the dressing area, a door leads into the ensuite.

Ensuite

Well appointed, the ensuite benefits from a patterned glass window to the side aspect, recessed LED lighting and an extractor. The contemporary square design low-level WC features a dual-flush, and is perfectly complemented by a vanity basin and walk-in shower, complete with marble effect tiling. Luxury vinyl tile flooring adds to the ambience of the room, and the ensuite is finished with an illuminated mirror over the basin and a heated chrome towel rail.

Bedroom Four

11'5 x 10'7 (3.48m x 3.23m)

Currently in use as a fabulous study/office space, but equally well suited to being a fourth bedroom. There is a beautiful, south facing sash which window affords views across to leafy Bellevue Road, and this room features the Camaro flooring which flows from the hallway, recessed lighting, plus it has the convenience of a TV/data/power point installed at high level. A bespoke cabinet neatly houses the consumer panel.



Ground Floor

Descending the turning staircase, passing a sash window, leads to the ground floor, which benefits from a fabulous amount of storage space under the stairs, and a recently upgraded glass balustrade. The ground floor has an open plan layout plus a door to the utility/cloakroom.

Kitchen/Diner

14'4" x 11'4" (4.39m x 3.47m)

Filled with light from the south facing French doors that lead to the enclosed courtyard, the recently updated kitchen is an exceptional, social space at the heart of the home. The sunny courtyard is extremely private, and benefits from contemporary outside lighting plus outside power sockets. The kitchen/diner has plenty of space for a large dining table complete with a pendant light over, and is complemented by intelligently designed kitchen cabinets which make the most of the available space. A mix of base, wall and full-height cabinets are presented in an elegant combination of timber and white, complemented by glossy white worktops. Stylish integrated NEFF appliances include a double oven and a sleek induction hob, with an extractor hood over, and an integrated fridge and freezer, plus there is a white 1.5 bowl composite sink with a mixer tap and an there is an additional prep sink adding further functionality. Camaro luxury vinyl tile flooring flows through the open-plan layout into the lounge.

Lounge

16'1" x 14'4" (4.92m x 4.39m)

A fantastic space, with broad bi-fold doors that flood the room with natural light and lead to the dining terrace, garden and grounds. A window to the side aspect and the fresh white décor further enhances the light, and the lounge area benefits from recessed lighting and high-level TV and power sockets.

Utility/Cloakroom

Extremely useful, the combination of cloakroom and utility room is conveniently placed. A mix of neutral wall tiles, luxury vinyl tile flooring and fresh white walls combine with the practicality of a fitted worktop with space and plumbing for a washing machine and dryer, fitted cupboards and shelving and further storage space. The room is also home to the System Boiler, which serves the central heating and a high pressure hot water storage tank, and also the central hub, which connects Cat5 networking to the rest of the house. White sanitaryware consists of a compact vanity basin with a mixer tap and mirror over, and a matching low-level dual-flush WC.

First Floor Landing

Ascending the turning staircase from the ground floor hallway, passing a sash window to the side aspect, the first-floor landing is fantastically bright, with natural light from a cleverly positioned sunlight tube. There is a pendant light and a smoke alarm. Doors lead off from here to the bedrooms two and three and to the family bathroom.

Bedroom Two

14'4" x 10'5" (4.39m x 3.20m)

The best views in the house can be enjoyed from this light, bright bedroom, extending over the busy Solent. High level data/TV/power sockets are ready for a flat screen to be mounted wire-free, and there is recessed LED lighting, a plush grey carpet and a beautiful botanical feature wall. A door opens to an ensuite.

Ensuite

A well-proportioned ensuite shower room benefits from its own sash window with patterned glass. The large shower enclosure has matt white tiles with a feature strip that compliments the high-quality flooring. There is a fabulous vanity basin with storage under, a mixer tap and an illuminated mirror perfectly positioned over. There is a low-level WC, which also benefits from a dual flush, and also recessed LED lighting, a shaver socket, an extractor, and a heated chrome towel rail.



Family Bathroom

The family bathroom is generously proportioned, and features a high gloss tiled floor, recessed LED lighting, an extractor, a patterned glass sash window and a large chrome heated towel rail. The large floating sink has a fitted frameless mirror over and benefits from a fantastic square mixer tap. The large bath continues the design language, and benefits from the latest, ultra-sleek, valve filling technology. The shower over the bath has a clear glass screen, and the surrounding area is finished in the beautiful matt white tiles found elsewhere in the home.

Bedroom Three

14'4" x 11'5" (4.39m x 3.48m)

Another well-proportioned room, which benefits from a large south facing sash window, recessed LED lighting, high level TV/data/power on the wall, and this room also benefits from a whole wall of fitted, mirror fronted wardrobes.

Outside

From the formal borders and attractive façade, the grounds wrap around the property with vehicle access to the east side. With visitor parking available next to the entrance, the gravel drive leads down to the north side of the property, and provides plenty of parking, next to the private park which forms part of the property. The property has two allocated parking spaces, complete with an electric car charging point. From the gravel, an attractive resin quartz path leads to the terrace, passing a zero-maintenance lawn, with shallow steps up to the bi-folding doors. The terrace has elegant outside lighting and useful external power. From the terrace, there is a side pathway which connects to the rear courtyard.

Accessed by a pedestrian gate, between attractive planting, the bijou park is a fabulous addition to the property. Terraced lawns and mature trees are bordered by a stone wall and high-quality fencing, giving a luxurious ambience to this additional green space.

30 Bellevue Road presents a spectacular opportunity to purchase a unique property in an exclusive, highly sought-after area. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

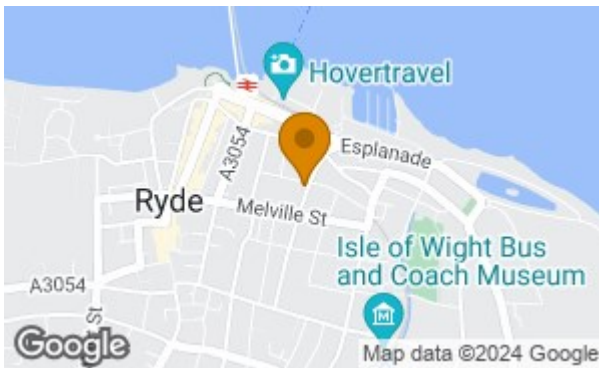
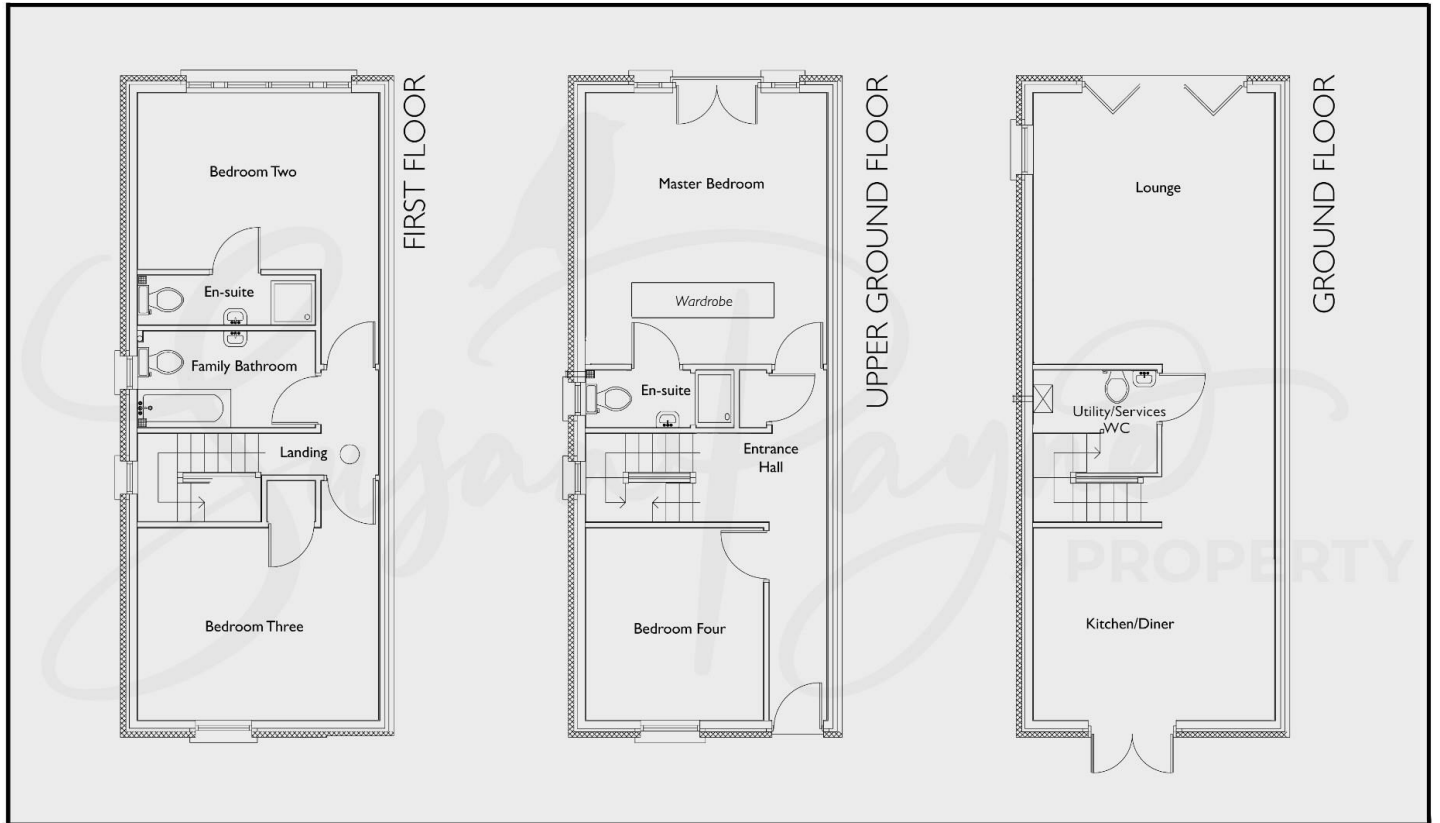
Council Tax Band: D

Services: Mains water, gas, electricity and drainage

NHBC Warranty: Covered until 16 January 2027

Estate Charge: £25/month to cover maintenance of communal areas

Management Company: Each retains a 20% share of the management company



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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		

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:

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