



21, St. Michaels Road

St. Helens, Isle of Wight PO33 1YJ



£325,000
FREEHOLD



Conveniently located within idyllic St Helens village, this well-presented home benefits from spacious open-plan living accommodation, private driveway parking and a well-established, expansive rear garden.

- Three-bedroom semi-detached period home
- Extended and updated by the current owners
- Open-plan ground floor is both spacious and versatile
- Resin-bonded driveway with parking for three cars
- Coastal and country walks and rides on the doorstep
- Elevated position with village rooftop and rural views
- Presented with soft neutral décor throughout
- Mature rear garden with terrace and large shed
- Convenient, sought-after, quiet village location
- Gas central heating and double glazing throughout

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

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This charming semi-detached home enjoys views over the village rooftops and on to the rural landscape beyond. This property has been updated, extended and well-maintained by the current owners of over 30 years, and has a modern, neutral decor throughout and a flowing layout suited to modern living. Accommodation comprises a welcoming entrance hall, lounge, a dining room which is open plan to the kitchen/breakfast room with sliding doors to a large covered patio, plus a contemporary shower room on the ground floor, with three bedrooms on the first floor. The property also benefits from gas central heating, double glazing and the majority of windows have fabulous fitted blinds.

Ideally located on the edge of the village and walking distance from the coast, 21 St Michaels Road is set in a fantastic position. The glorious St. Helens beach and Duver offer a variety of water activities and there is also a handy café on the beachfront, while Bembridge harbour is just a short walk away. St Michaels Road is just a short walk from St. Helens village, which has a strong community feel with a village green, primary school, doctors' surgery and a good range of restaurants, shops and of course the village pub. The popular village of Seaview with its boutique shopping, yacht club and stunning beaches of Seagrove and Priory Bay is just moments away. The larger town of Ryde, connected by bus from the village green, is less than five miles away and offers extensive amenities including high-speed mainland travel links.

Welcome to 21 St Michaels Road

From this popular residential street, a wide, resin bonded driveway spans the property and provides parking for up to three vehicles. Modern grey fencing complements the period façade of the building, which also benefits from security lighting/camera and a smart black composite front door which provides a welcoming entrance into the property.

Entrance Hall

extending to 16'6" (extending to 5.04m)

The entrance hall is presented in a soft grey scheme, and has twin windows to the side aspect. Doors provide access to the shower room and dining room, and stairs lead to the first floor, creating a space under that could become a study area, and there is a full-height cupboard that is home to the consumer panel. The hallway has a modern grey wood-laminate floor which flows through an open archway into the lounge.

Lounge

11'8" max x 10'11" (3.58m max x 3.35m)

The cosy lounge is arranged around a characterful chimney breast, which features a sleek electric fire. A large window to the front aspect fills the room with light, complemented by a contemporary feature light, and the soft grey décor continues.

Dining Room

11'8" x 10'10" (3.57m x 3.32m)

The laminate and décor flows into the well-proportioned dining room, which has plenty of space for a large dining table and benefits from a feature light. An open archway connects the dining room to the kitchen/breakfast room.

Kitchen/Breakfast Room

17'10" x 10'8" (5.45m x 3.27m)

Spanning the width of the house, the open-plan kitchen/breakfast room is a social space at the heart of the home. The kitchen is a blend of base, wall and full-height cabinets, presented in a pale grey and complemented with wood-laminate worktops and neutrally tiled splashbacks. There is a 1.5 bowl sink and drainer, with a swan neck mixer tap, set beneath a window which looks over the covered patio, and a large 8 ring range, with a matching extractor hood over. The kitchen has spotlights and plinth lighting, space for a washing machine and slimline dishwasher, and a stable door to the side aspect. The kitchen wraps around, with a peninsula creating a soft divide in the room and enhancing the social ambience. The breakfast area has room for a table or sofa, a feature brick wall, and large sliding doors which connect to the covered patio. The kitchen/breakfast room is finished with an attractive and practical tiled floor.



Shower Room

5'9" x 5'2" (1.76m x 1.60m)

Fully tiled in a modern grey scheme with stylish mosaic detailing, the shower room has a window to the side aspect with frosted glass for privacy, a fitted storage cabinet, recessed spotlights and an extractor. There is a contemporary black framed walk-in shower enclosure, complete with rainshower and standard heads, a compact vanity basin with a mixer tap and illuminated mirror over, and glossy grey storage cabinets under, and a matching dual-flush low-level WC.

First Floor Landing

extending to 6'10" (extending to 2.10m)

A fresh white balustrade, soft grey décor and a plush grey carpet lead up to the first-floor landing. A window at the top of the stairs provides plenty of natural light, and a hatch gives access to the loft. Period panel doors are finished in white and lead to all three bedrooms.

Bedroom One

12'5" x 10'11" (3.81m x 3.35m)

The primary bedroom has twin windows, providing lovely views to the west over rooftops to the beautiful countryside beyond. There is a whole wall of fitted wardrobes, complete with mirror doors, a further fitted wardrobe and a spacious built-in airing cupboard, and this bedroom is presented with neutral walls and carpet.

Bedroom Two

10'11" x 10'5" (3.34m x 3.18m)

With a large window filling the room with light and affording garden and village views, the second bedroom is also a good size and comes with a built-in airing cupboard, soft grey walls and a neutral carpet.

Bedroom Three

7'10" x 6'11" (2.41m x 2.11)

Bedroom three is finished in soft grey décor and a neutral carpet, and has a lovely window to the rear aspect looking over the garden.

Outside

The smart frontage of the property is enhanced by the full-width resin bonded driveway, which was laid in 2019, and the smart grey fencing. A secure gate gives access to the side of the house and on to the rear garden. To the rear, a large, covered, decked patio provides a wonderful outside seating or dining area and extends the living accommodation. Beyond the patio is a large lawn, enclosed on either side by high-quality fencing. A hardstanding provides a further seating area or would make an ideal hot-tub base, as it comes complete with a power outlet, and beyond the hardstanding is further lawn, complete with a large shed.

21 St Michaels Road presents an enviable opportunity to purchase an extended and updated period property, set in an peaceful village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

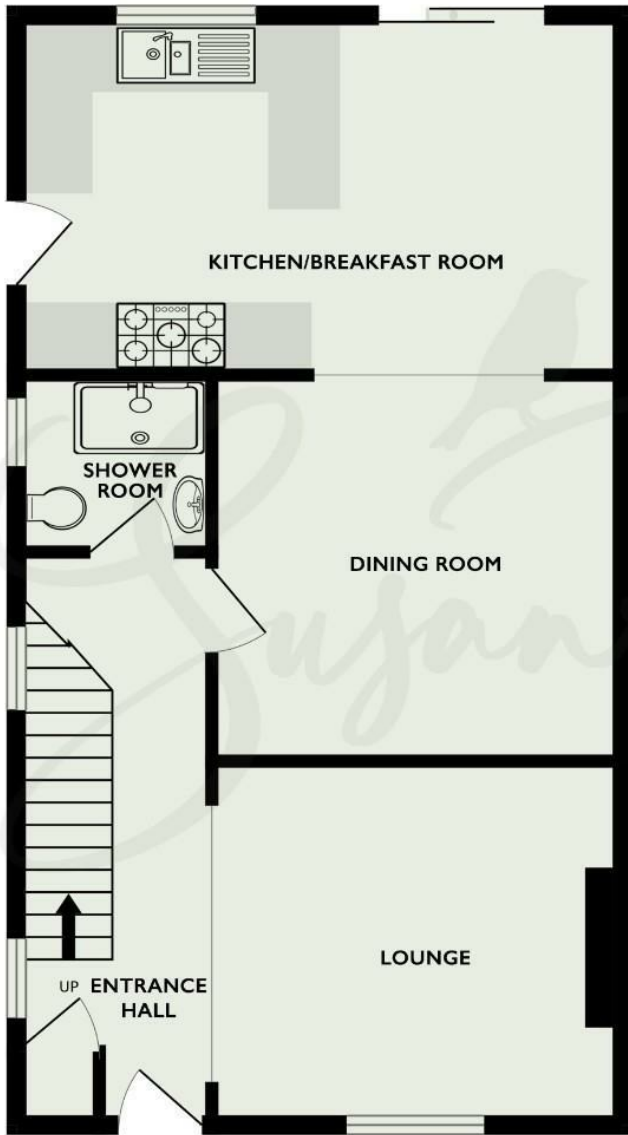
Tenure: Freehold

Council Tax Band: C

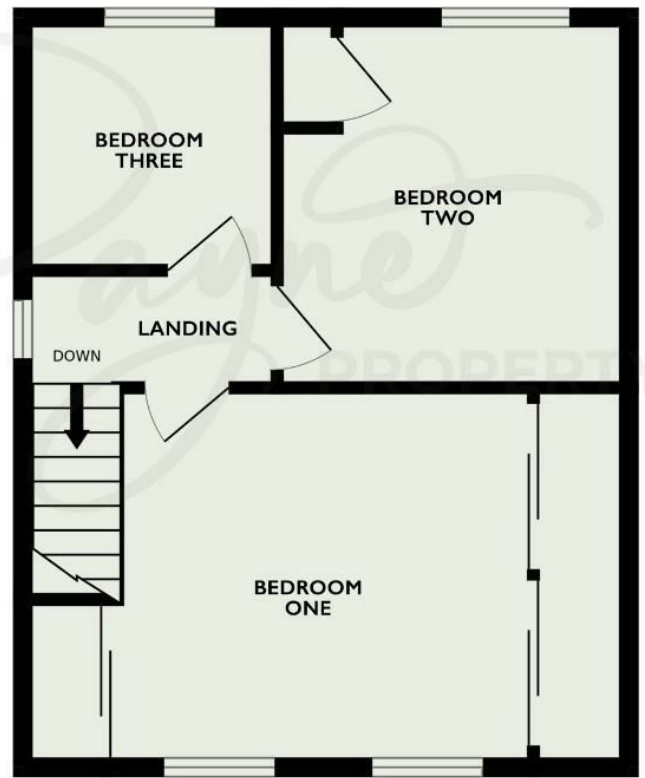
Services: Mains water, gas, electricity and drainage



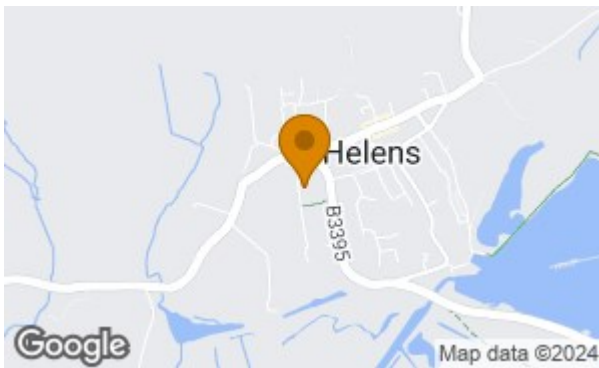
Floorplan for illustrative purposes only and not to scale



Ground Floor



First Floor



| 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 | |

| 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 | |

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