



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

23, Hayward Avenue

Ryde, Isle of Wight PO33 1AS



£395,000
FREEHOLD



Situated in a popular residential cul-de-sac on the outskirts of Ryde, this beautifully appointed single-storey three-bedroom home comes complete with a generous south-facing garden, driveway parking and a detached garage.

- Presented to a high standard throughout
- Three double bedrooms and open-plan lounge/diner
- Gas central heating and double-glazed windows
- Desirable residential area with downland glimpses
- Close to local amenities and mainland travel links
- Well-maintained and with stylish, neutral interiors
- Abundance of glazing creates a light, bright ambience
- South facing rear garden with two brick-built sheds
- Plenty of driveway parking and a detached garage
- Network of rural and coastal paths on the doorstep

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

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23 Hayward Avenue offers a well presented home with generous accommodation, beautifully maintained by the current owners of 18 years. Originally built in 1946, the property has been updated throughout and benefits from well-arranged accommodation comprising a central entrance hall, open plan lounge/diner with French doors to the garden, a sunny kitchen with attached sunroom, three double bedrooms and a luxurious shower room. Outside, 23 Hayward Avenue has plenty of private driveway parking, a detached garage, and a large south-facing rear garden with two substantial sheds.

Conveniently positioned on the outskirts of Ryde, approximately one mile from the town centre, which has a range of boutique shops, a superb choice of eateries and a local cinema, plus high-speed ferry services to the mainland and long stretches of golden sandy beaches. Local amenities are close by to Hayward Avenue including a handy convenience store within short walking distance and a large supermarket and a garden centre located just half a mile away. The Fishbourne to Portsmouth car ferry service is just a 15-minute drive away and regular transport connections across the Island are also within easy reach, with the Southern Vectis bus station and Island Line train line service situated on Ryde Esplanade.

Welcome to 23 Hayward Avenue

Situated at the end of a cul-de-sac within the desirable area of Elmfield, a characterful brick wall gives way to a driveway which wraps around the front and side of the property, with ornamental borders and well-established planting enhancing privacy and creating a welcoming entrance. The bungalow has a smart red-brick façade, complemented with white UPVC double glazing that continues throughout the property, and a glazed front door leads into the entrance hall.

Entrance Hall

extending to 24'9" (extending to 7.55m)

The long entrance hall is presented in a modern grey scheme, over stylish and hardwearing dark tiled flooring. Period 1940s doors are presented in soft grey and lead to all three bedrooms, to the kitchen, lounge/diner and to the shower room.

Open Plan Lounge/Diner

20'5" x 10'10" reducing to 7'4" (6.23m x 3.32m reducing to 2.24m)

Spacious and light, with a large window to the side aspect, French doors to the rear garden and a combination of subtle green walls, feature botanical wallpaper and a light, neutrally tiled floor. The lounge part of the room is arranged around a characterful chimney breast, which comes complete with a feature gas stove. At the dining end, there is plenty of room for a large dining table and chairs, which creates a social space at the heart of the home.

Kitchen

10'10" x 9'10" (3.32m x 3.02m)

The country style kitchen is another bright space, with twin aspect glazing consisting of a window to the side aspect and a glazed door to the sunroom at the rear. Kitchen cabinets wrap around the room and are a useful mix of base and wall units, complemented by a roll-edged worktop, tiled splashbacks, sunny yellow walls and a neutrally tiled floor. Integrated appliances include an oven and grill, matching gas hob with an extractor over, and there is space for an undercounter fridge and dishwasher, and there is a composite sink with a mixer tap, plus a handy filtered cold water tap. The kitchen is also home to the Worcester combi boiler, installed just two years ago and with approximately 10 years warranty remaining.

Sunroom

11'3" x 5'8" (3.44m x 1.74m)

A fabulous addition, the sunroom also serves as a useful utility area with space and plumbing for a washing machine. Glazed on two sides, with fitted blinds and a door out to the garden, the sunroom is light and bright, with an opaque polycarbonate roof, soft green wood panelling and a neutral tile floor.



Bedroom One

10'10" x 14'0" into bay (3.32m x 4.27m into bay)

The primary bedroom is a good size and benefits from neutral walls and a plush carpet. Reading lights are positioned either side of the bed space, and a large, curved bay window floods the room with natural light and provides a view over the front garden.

Bedroom Two

10'11" x 14'0" into bay and alcove (3.34m x 4.27m into bay and alcove)

Another well-proportioned bedroom, with neutral décor and carpet, a chimney breast with alcoves either side and a large curved bay window with views to the front aspect.

Bedroom Three

10'10" x 10'0" (3.31m x 3.06m)

The third bedroom features a window to the side aspect, providing plenty of natural light, neutral décor and carpet and has the added benefit of a vanity unit to one corner, complete with basin, storage and a tiled splashback.

Shower Room

6'11" x 6'7" (2.11m x 2.01m)

Fully tiled in soft, earthy tones to create a calming, luxurious ambience, the shower room is well appointed, with a large walk-in shower with a sleek glass enclosure, a vanity basin with a swan neck mixer tap and a mirror and light over, and a concealed cistern dual-flush low-level WC. The shower room also features a heated chrome towel rail, fitted cabinets, and a window to the rear aspect with patterned glass for privacy.

Outside

To the front, the driveway is softened with fabulous curved borders and mature planting. The driveway continues to the side of the bungalow, providing additional parking, with a lift-out fence panel providing easy vehicle access to the rear garden and garage if desired. The rear garden is spacious, with a block paved terrace spanning the rear elevation of the property and leading on to a well-kept lawn, surrounded by further mature borders and also featuring a block-built potting shed. A path leads between the lawn and garage to a further lawn and large area with raised beds connected by paved paths. A large block-built shed/workshop (4.59m x 2.30m) occupies a corner at the end of the garden, and comes complete with power and lighting, and the rear garden is enclosed with fencing.

Garage

19'11" x 10'0" (6.09m x 3.07m)

A real feature with many potential uses, the garage has characterful wooden doors, opening into a good-size space that has windows to the side and rear, a pedestrian door to the garden, power, lighting and open rafters providing additional storage.

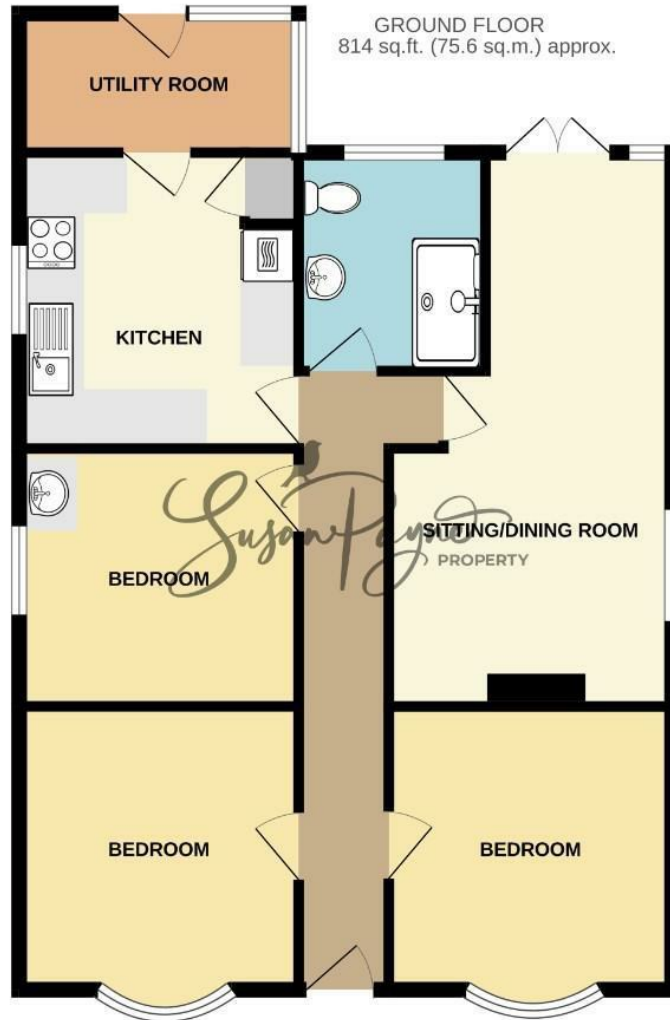
23 Hayward Avenue presents an enviable opportunity to purchase a well-maintained and presented bungalow, set in a quiet and desirable location on the outskirts of Ryde. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

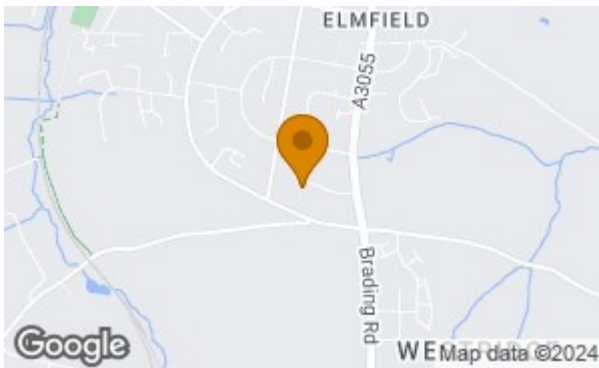
Tenure: Freehold

Council Tax Band: D

Services: Mains water, gas, electricity and drainage



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			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #66bb6a; border-radius: 50%; margin-right: 5px;"></div> 85 </div>
(81-91) B			
(69-80) C		69	
(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			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #66bb6a; border-radius: 50%; margin-right: 5px;"></div> 85 </div>
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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