



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Twin Oaks

174 Great Preston Road, Ryde, Isle of Wight PO33 1AY



£300,000
FREEHOLD



Situated in an extremely convenient location, this well-presented two-bedroom detached bungalow has been updated and benefits from a south facing rear garden complete with a fantastic cabin/studio.

- Contemporary, stylish décor throughout
- New garden cabin/studio with independent access
- Upgraded and updated by the current owners
- UPVC double glazing and gas central heating
- Plenty of private driveway parking and a garage
- Rural views all the way to Brading Down
- Desirable position in an extremely convenient location
- Expansive, south facing rear garden with sun terrace
- Nearby to rural and coastal walking routes
- Close to local amenities, schools and mainland travel links

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

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Brought up to date and well-maintained by the current owners, this beautifully presented property enjoys an enviable position on the outskirts of Ryde. Cosmetic improvements have transformed the style of the property, which benefits from a flowing layout and a light, bright ambience throughout, enhanced by the elegant décor.

Accommodation is all on one floor and comprises a useful porch and welcoming entrance hall, two double-bedrooms, updated kitchen and bathroom, and a lounge, which connects to a fabulous sunroom to provide an open-plan element to the floorplan. Twin Oaks also benefits from a good-size garage, driveway, decked terraces, lawns and a fantastic, recently constructed cabin/studio which can also be accessed independently via the side path.

This fantastic home is situated on the outskirts of Ryde, close to Elmfield village, which benefits from local amenities and Twin Oaks is also within walking distance of the town centre and nearby sandy beaches. Enjoying far reaching countryside views, its location is perfect for family life, close to good schools and regular travel links. The bustling town centre of Ryde enjoys eclectic boutique shops and an exciting range of cafes, restaurants and bars. As the largest town on the Isle of Wight, Ryde offers a variety of activities for all ages and fast passenger travel links to the mainland are just a few minutes' drive from the property. There is also a large Tesco supermarket and popular garden centre just a few minutes away. There is a bus stop directly outside the property, connecting to Ryde bus and train stations which provide convenient, regular transport links across the Island.

Welcome to Twin Oaks

From popular Great Preston Road, a driveway provides essential parking for multiple vehicles and leads past a lawn with mature borders down to the garage and to the characterful Island Stone façade of Twin Oaks.

Porch

Ideal for muddy boots after a rural walk, the porch has shelving and a hard-wearing carpet. Windows on two sides look over the front garden and a glazed panel door leads into the entrance hall.

Entrance Hall

Fresh white décor and luxury vinyl tile flooring combine to create a welcoming entrance hall. There is a useful built-in cupboard, and a hatch provides access to the loft, which is boarded, has power and a pull-down ladder, and is also home to the Glow Worm combi boiler. Contemporary panel doors lead to the lounge, kitchen, bathroom and to both bedrooms.

Kitchen

10'9" x 7'10" (3.28m x 2.40m)

The luxury vinyl tile flooring and white décor continues into the updated kitchen, which has a large window looking south over the rear garden and onto the rural landscape beyond. A mix of base and wall cabinets are finished in soft grey, and are complemented with white metro tile splashbacks and wood-laminate worktops. Integrated appliances include a high-level oven, grill and microwave, a matching gas hob with extractor over, and there is space for a washing machine, dishwasher, fridge and freezer. A modern sink unit has a contemporary mixer tap and is set beneath the window, and there is also a door into the garage.

Lounge

13'5" max x 10'11" (4.11m max x 3.33m)

With a feature wall in Farrow and Ball Olive Green, the lounge is arranged around a characterful chimney breast which has a smart recess to accept a TV. The luxury vinyl tile flooring continues, and there is a high-level window to the side aspect, plus fabulous glazed French doors which connect to the sunroom.



Sunroom

9'10" x 8'8" (3.02m x 2.65m)

Currently in use as a glorious dining room, with glazing on three sides providing wonderful garden views to the south, and a door to the side providing access to the side path and garden. Olive green walls and luxury vinyl tile flooring flow through from the lounge.

Bedroom One

11'9" x 10'4" (3.60m x 3.15m)

The primary bedroom is spacious and light, with twin aspect glazing to the front and side aspects. Wood panelling is presented in a rich green tone, combining with white walls and a plush grey carpet to create a soft, calming scheme. Bedroom one also benefits from a large built-in triple wardrobe, complete with sliding mirror doors.

Bedroom Two

10'9" x 6'10" (3.30m x 2.10m)

A large window looks over the front garden and fills the room with natural light, and white walls are complemented with soft green wood panelling and a plush grey carpet. The second bedroom also benefits from a built-in double wardrobe and recessed shelving.

Bathroom

The recently upgraded bathroom is beautifully presented with fabulous patterned vinyl flooring, contemporary grey wallboards and white walls. A window to the side has patterned glass for privacy, and there are an abundance of fitted cabinets. A modern white suite comprises a full-size bath with a dual head shower over and a glass screen, a vanity basin with a mixer tap and storage under, and a sleek, concealed cistern dual flush WC. The bathroom also benefits from a heated chrome towel rail.

Outside - Front

To the front the driveway provides a fantastic amount of parking, plus there is a lawn with borders, mature planting and a characterful front wall. There is access to the garage, and a secure gate which leads to a side path to the garden.

Garage

19'6" x 8'0" (5.95m x 2.45m)

The well-proportioned garage has an up-and-over door, electrical sockets, concrete floor, a window overlooking the back garden and Downs, and a door to the terrace.

Outside - Rear

A decked terrace provides a wonderful outdoor seating and dining area, making the most of the south facing aspect and wonderful views. Below the terrace is a lawn, enclosed with mature hedging to one side and a picket fence to the other. The picket fence separates a slate-chipped path, which leads from the side gate to the bottom of the garden and to the chalet/studio. The chalet/studio is a stunning addition, constructed in 2023 and providing options to be a summerhouse, work from home space or overflow accommodation. Currently in use as a nail studio, the cabin has outside lighting, bi-fold doors, recessed lighting, and is presented in soft, neutral colours with a high-quality laminate floor.

Twin Oaks presents an enviable opportunity to purchase an upgraded and updated two-bedroom bungalow, set in an extremely convenient and popular 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: C

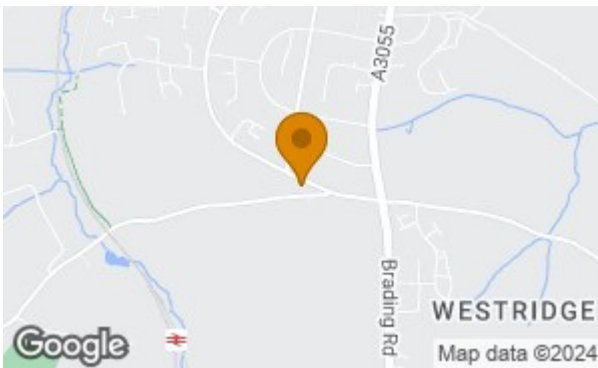
Services: Mains water, gas, electricity and drainage



Ground Floor
614sqft (57sqm) approx.



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(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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