



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

7, Partlands Close

Ryde, Isle of Wight PO33 2UB



£400,000
LEASEHOLD



An immaculately presented, spacious three-bedroom bungalow, set at the end of a quiet cul-de-sac in a convenient location in popular Ryde, offered for sale chain-free and ready to move into.

- Three-bedroom detached bungalow
- Spacious accommodation with a modern flowing layout
- Tucked away at the end of a cul-de-sac
- Soft neutral décor and high-quality finishes
- Conveniently close to the amenities of Ryde
- Well established gardens and a sun terrace
- Private driveway parking and a detached garage
- Light and bright throughout
- Gas central heating and leaded double-glazing
- Offered for sale chain free

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

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Originally constructed in 1993, this delightful property has been well-maintained and beautifully presented by the current owners. The property benefits from fresh neutral décor throughout and a flowing floorplan perfectly suited to modern living. Accommodation is all on one level and comprises a welcoming entrance hall, spacious lounge, open-plan kitchen/diner with bifold doors to a lovely sunroom, three bedrooms and a family bathroom. Outside there is a well-established front garden, complete with plenty of private driveway parking, a detached garage and a private, low-maintenance rear garden.

Situated in the popular Swanmore area, the many amenities of Ryde are just a short walk from the property, which include boutique shops, supermarkets and a superb choice of eateries. There are also good local schools within the area at primary and secondary level. Ryde Esplanade is also nearby which provides access to high-speed ferry services to the mainland, and boasts long stretches of sandy beaches. Partlands Close is well positioned for travel links with the Fishbourne to Portsmouth car ferry service located just a 12-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 the Esplanade.

Welcome to 7 Partlands Close

At the end of popular Partlands Close, a sweeping gravel driveway provides plenty of parking, and leads between mature gardens past the garage and on to the smart red-brick façade of No. 7. A storm porch creates a welcoming entrance, with a decorative hardwood front door leading into the entrance hall.

Entrance Hall

extending to 9'7" & 13'4" (extending to 2.93m & 4.07m)

Fresh white décor combines with beautiful oak flooring in the L-shaped entrance hall. There is a cabinet for the electrical panel and meter, and a hatch to the well-insulated loft space. Oak doors lead to the lounge, kitchen/diner, to all three bedrooms, the family bathroom and to a usefully large cupboard, home to a Vaillant combi boiler and has space for a tumble-dryer.

Lounge

14'7" x 13'7" (4.46m x 4.16m)

Light and bright, the lounge has a large window to the front aspect with views over the front garden. The lounge is a good size and is presented with white walls and a high-quality grey carpet, and also has a glazed door connecting to the kitchen/diner.

Kitchen/Diner

18'6" x 9'9" (5.65m x 2.98m)

Presented in a combination of neutral decor, a feature wall and oak flooring, the kitchen/diner is spacious and light. The kitchen comprises a useful combination of white base and wall cabinets complete with contemporary handles, hardwood worktops and tiled splashbacks. Integrated AEG appliances include an induction hob with extractor over, a double oven and grill, fridge, freezer and washing machine, and there is also a BOSCH dishwasher. A feature sink and drainer has a swan neck mixer tap and is set beneath a window to the conservatory. To the dining end of the room, bifold doors fill the room with light and connect to the conservatory.

Conservatory

19'0" x 9'4" (5.80m x 2.87m)

The conservatory has a Victorian style pitched roof and is glazed on three sides, with a door to the side aspect and French doors leading onto the decked sun terrace. The oak flooring continues through from the kitchen/diner.



Bedroom One

13'11" x 9'8" (4.26m x 2.96m)

The well-proportioned primary bedroom is finished with white walls and a grey carpet, features useful fitted wardrobes, and has a window overlooking the rear garden.

Bedroom Two

10'9" x 9'8" (3.29m x 2.96m)

Another good-size room, bedroom two is presented in a similar scheme to bedroom one, and has a window which has a lovely view over the front garden.

Bedroom Three

8'7" x 6'6" (2.63m x 2.00m)

The third bedroom is currently arranged as a fantastic study, with oak flooring, white walls and a window to the front aspect.

Family Bathroom

9'8" x 6'0" (2.95m x 1.85m)

With walls fully tiled in a white scheme with coastal blue detailing, over a blue vinyl floor, the family bathroom is immaculately presented. There is a window to the rear aspect with patterned glass for privacy, and a white suite comprises a full size bath with shower over, complete with a folding glass screen, a pedestal basin with a mixer tap and a mirror over, and a matching low-level WC.

Outside

To the front, the gravel driveway provides plenty of parking and is surrounded by fabulous mature borders. The single garage features an up-and-over door, electricity and lighting and a window to the side aspect. To the rear, the garden wraps around the property, with a patio and storage area to the side, and a large, private sun deck to the rear which connects to the conservatory and provides a wonderful outside seating and dining area.

7 Partlands Close presents an enviable opportunity to purchase a beautifully presented bungalow, set in an extremely desirable location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: 900 Years from 25 March 1909

Council Tax Band: D

Services: Mains water, gas, electricity and drainage

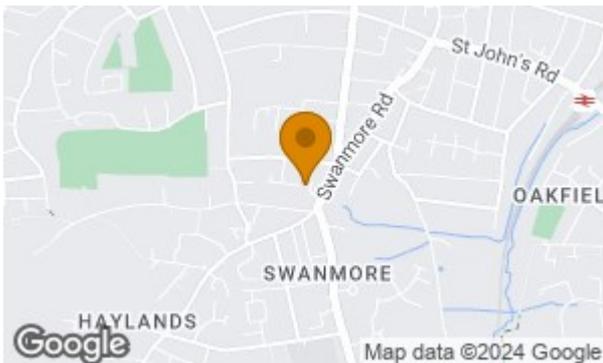


GROUND FLOOR
 1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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			85 69
(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			85 69
(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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