

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 31, Mayfield Road

Ryde, PO33 3PR



Situated within a convenient area close to Ryde town, this fantastic family home offers flexible accommodation with the opportunity to put your own stamp on.

- Offered for sale Chain Free
- Fantastic renovation opportunity
- Flexible accommodation
- Spacious plot with front and rear garden
- Close to sandy beaches and mainland travel links
- Detached family home
- Well proportioned accommodation
- Three-bedroom, two-bathroom property
- Good location, close to schools and amenities
- Driveway and garage parking

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

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Tucked away on the outskirts of Ryde town centre, 31 Mayfield Road offers a convenient lifestyle in a highly sought after neighbourhood and has been lovingly owned for many years. Offering heaps of potential for modernisation, this charming, detached house is now ready for a new family to put their own stamp on and enjoy the many benefits of its fantastic location. The accommodation comprises an entrance hall providing a convenient ground floor shower room and access to two versatile reception rooms plus a kitchen-diner. A first-floor landing leads to two light and airy double bedrooms, a single-sized bedroom, and a bathroom. Outside, the property offers further desirable features with a garage and driveway providing off-road parking for one vehicle plus a garden to the rear with plenty of scope to create an idyllic outdoor retreat.

31 Mayfield Road is perfectly positioned for Ryde seafront which is only a short walk away from the property where there are high-speed ferry services to the mainland and long stretches of sandy beaches with numerous seaside activities. Benefitting from a convenience store just a short stroll from the property, there is also a supermarket located three miles away, and the town centre is a short ten-minute walk from Mayfield Road providing a range of boutique shops, a superb choice of eateries, and even a local cinema. Good local schools are also within close proximity to the property, including the independent Ryde School which accommodates pupils of all ages from pre-school through to sixth form. The Fishbourne to Portsmouth car ferry service is conveniently located a few miles 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 along Ryde Esplanade.

### **Welcome to 31 Mayfield Road**

A delightful front garden is blooming with trees and shrubs and includes the driveway and a path which leads up to the front door. There is a low-level wall to the front with a hedgerow creating privacy, and access around either side of the property to the garden. This area could be made into additional parking, if desired.

### **Entrance Hall**

*extending to 21'11" (extending to 6.7m)*

This spacious hallway is a fantastic space which welcomes you into the home. There is an understairs cupboard and an alcove for storage. The space provides access through the ground floor.

### **Living Room**

*15'8" x 11'5" (4.8m x 3.5m)*

Benefitting from dual aspect windows to the front and side, this room benefits from an open fireplace.

### **Dining Room**

*11'5" x 9'10" (3.5m x 3m)*

Situated next to the kitchen, the dining room is naturally lit by dual aspect windows and the Wightfibre internet point can be found here.

### **Kitchen**

*13'1" x 9'10" (4m x 3m)*

Offering plenty of storage space and integrated appliances, this kitchen has a window to the rear aspect, overlooking the garden, as well as benefitting from a large gas fired 'AGA'.

At the end of the entrance hall, there is a small rear lobby providing access to the ground floor shower room, the garage, and there is a door to the rear garden.

### **Ground Floor Shower Room**

*5'6" x 5'2" (1.7m x 1.6m)*

This handy ground-floor shower room offers a pedestal hand basin, a w.c, and a shower cubicle. There is an obscure glazed window to the rear, filling the room with natural light.



### **First Floor Landing**

From the entrance hall, there is a stairwell up to a spacious first floor landing which provides access to three bedrooms and a bathroom. The space is finished with a window to the side aspect.

### **Bedroom One**

*15'8" x 11'5" (4.8m x 3.5m)*

Boasting ample space for bedroom furniture, this good-sized bedroom has dual aspect windows to the front and side.

### **Bedroom Two**

*9'10" x 11'5" (3m x 3.5m)*

Also benefitting from dual aspect windows, this double bedroom enjoys views over the rear garden.

### **Bedroom Three**

*9'10" x 8'6" (3m x 2.6m)*

This single bedroom has a window to the rear aspect and offers space for bedroom furniture.

### **Family Bathroom**

*8'2" x 6'6" (2.5m x 2m)*

Fully equipped with a bath, separate shower, pedestal hand basin, and a w.c, this fantastic sized bathroom offers two obscure glazed windows to the side aspect and there is a large airing cupboard containing the immersion heater.

### **Garden**

To the rear of the property is a large garden with plenty of shrubs and trees giving the new owners an opportunity to create a private oasis to their own specifications. The garden is mostly laid to lawn with a small patio at the rear of the property. There is an outside tap plus access on both sides of the house to the front of the property.

### **Garage and Parking**

Attached to the side of the property is a single garage with barn doors that open into the garage. The space has power and lighting and conceals the gas metre. In front of the garage doors is a driveway with space for a vehicle, but the front garden has potential to be converted into additional parking, if desired.

31 Mayfield Road presents an exciting opportunity for the new owners to put their stamp on this well-proportioned family home with parking and a large rear garden. A viewing is highly recommended by the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, electricity, and drainage. Wightfibre internet



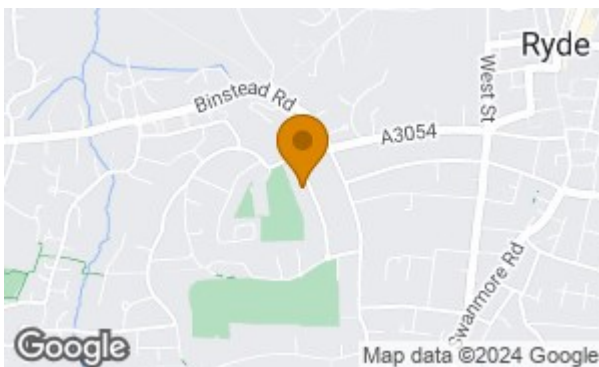
GROUND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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