



51, Marlborough Road

Ryde, Isle of Wight PO33 1AE



£320,000
FREEHOLD



Conveniently positioned, this charming semi-detached period cottage has been extensively updated over the last 12 months, and comes complete with two bedrooms plus a loft room, three reception rooms, driveway parking and a stunning rear garden.

- Recently renovated and updated throughout
- New kitchen, bathroom, boiler, carpets and rewired
- Light and bright, with an abundance of glazing
- Driveway parking for multiple vehicles
- Short walk to the beaches and parks of Appley
- Beautifully landscaped, well-established rear garden
- Two double-bedrooms plus an adjoining loft room
- Full of character with some period features
- Gas central heating and Georgian style double glazing
- Town centre, schools and mainland ferries nearby

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

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Believed to date from the 1930s, this former farm cottage has been well maintained and recently undergone a complete schedule of updating, including being rewired, a new kitchen and bathroom, new carpets, a new boiler, and the property has been redecorated in a soft, neutral scheme throughout. Two pairs of French doors to the rear elevation fill the home with natural light and connect the house to the stunning rear garden, recently re-landscaped to create a wonderful outside space full of mature trees and planting and providing a haven for local wildlife. Accommodation comprises a welcoming entrance hall, a kitchen, sitting room, dining area, sunroom and a family bathroom on the ground floor, with two double-bedrooms and a large adjoining attic space on the first-floor.

This wonderful home is situated in Elmfield, a sought-after suburb of Ryde, only a short walk from the town and the beautiful sandy beaches at Appley. The property is close to good schools and regular Island travel links as well as high-speed mainland travel services across the Solent. Ryde's bustling Union Street and High Street are located just a 30-minute walk away and provide plenty of local amenities including a selection of boutique shops, convenience stores, and a superb choice of eateries. This popular seaside town is home to a whole host of family entertainment and activities to enjoy such as ten pin bowling, fun-packed days at the seaside, an open-air swimming pool, traditional amusements and a local cinema. The location is perfect for easy access to foot passenger ferry services from the esplanade and a regular car ferry service from Fishbourne to Portsmouth is just 4.4 miles away.

Welcome to 51 Marlborough Road

Set on sought-after Marlborough Road, a spacious driveway leads to the charming Cornish cream façade of No. 51. A steep slate roof adds character above a UPVC front door that opens into the entrance hall.

Entrance Hall

extending to 11'2" (extending to 3.42m)

A warm welcome awaits with freshly painted neutral walls and beautiful oak flooring. Stripped pine glazed doors lead to the kitchen and bathroom, with open access to the dining area.

Kitchen

12'11" x 11'2" (3.96m x 3.42m)

A bright and airy kitchen with chic cream shaker-style cabinets, wood-laminate worktops, tiled splashbacks, and a practical tiled floor. French doors frame views of the garden and lead to a covered pergola, blending inside and outside spaces, and there is also a side window over a 1.5 bowl ceramic sink and drainer. There's space for appliances, and a fitted oven, hob and extractor, and a central island creates a social space and benefits from pendant feature lighting. A hatch leads to a loft space, and a glazed door opens to the sunroom.

Sunroom

11'4" x 7'6" (3.46m x 2.29m)

Flowing from the kitchen, the sunroom continues the neutral décor and grey tiled flooring. French doors open to the garden, creating a tranquil year-round retreat and further features include a polycarbonate roof and connecting doors to the dining area.

Dining Area

9'6" x 8'1" (2.91m x 2.48m)

At the heart of the home, the dining area is presented in a combination of oak flooring and neutral tones. Stairs rise to the first floor, with a door to a useful understairs cupboard. An open arch leads to the sitting room.

Sitting Room

12'0" x 10'0" (3.66m x 3.05m)

Cosy and inviting, the sitting room centres around a feature brick chimney breast with fire surround and stone hearth. A window fills the room with light and provides views to the front aspect.



Bathroom

8'3" x 5'11" (2.54m x 1.82m)

Recently refurbished, the bathroom is finished with a blend of period style black and patterned wall tiles, a neutral floor and fresh white walls. A window to the front aspect has patterned glass for privacy, and there is a useful built-in airing cupboard and column radiator/towel rail. The suite comprises a pedestal basin with heritage style taps and a mirrored cabinet over, a matching WC, and a luxuriously large walk-in shower.

First Floor Landing

A charming turning staircase leads to the landing with period panel doors leading to both bedrooms.

Bedroom One

11'3" x 8'3" + wardrobes (3.43m x 2.52m + wardrobes)

A serene primary bedroom with a window to the front aspect, useful fitted wardrobes, and presented with a soft carpet and neutral décor.

Bedroom Two

9'7" x 8'2" (2.93m x 2.49m)

A window provides garden views in this well-proportioned double bedroom, which combines a soft neutral carpet and neutral decor. An open arch connects to the attic space.

Attic Space

extending to 11'3" max (extending to 3.45m max)

A generous, mostly boarded attic open to the truss, with strip lighting—offering excellent storage or conversion potential (STPP). The attic is also home to the recently upgraded combi boiler.

Outside - Front

The front offers ample driveway parking, bordered by gravel and enclosed by a stone wall, hedging, and fencing. A secure side gate leads to the rear garden, and double doors provide access into the recently installed shed/garage, which also benefits from power and lighting.

Outside - Rear

The stunning rear garden features lawns, mature planting, trees, and paved areas. A covered pergola adjoins the kitchen, providing a perfect al-fresco dining spot, with paths leading to a further paved terrace and a summerhouse beneath a mature tree. Raised beds, an arbour, further secluded seating areas, and two well-presented potting sheds complete the enclosed outdoor space.

51 Marlborough Road offers a rare opportunity to purchase a period character cottage, presented in good order throughout and set in a desirable, popular area on the outskirts of Ryde. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

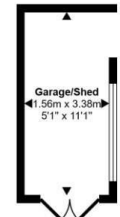
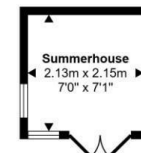
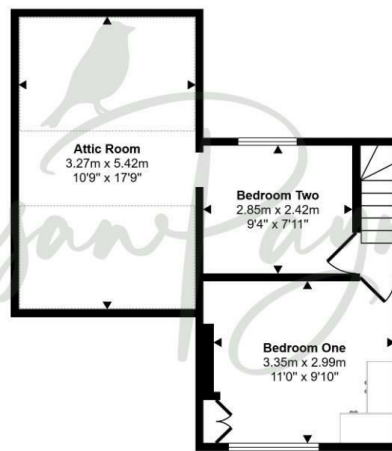
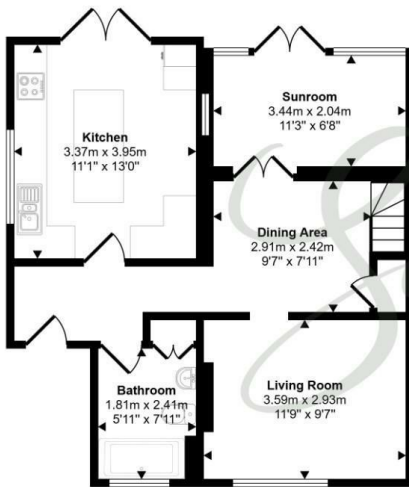
Tenure: Freehold

Council Tax Band: B

Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
100 sq m / 1078 sq ft



Ground Floor
Approx 52 sq m / 565 sq ft

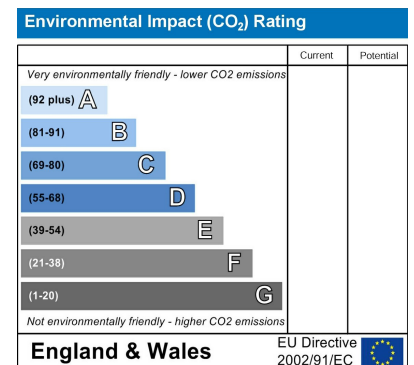
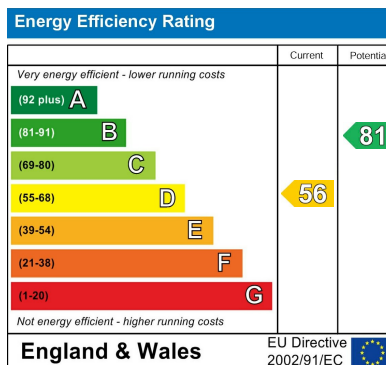
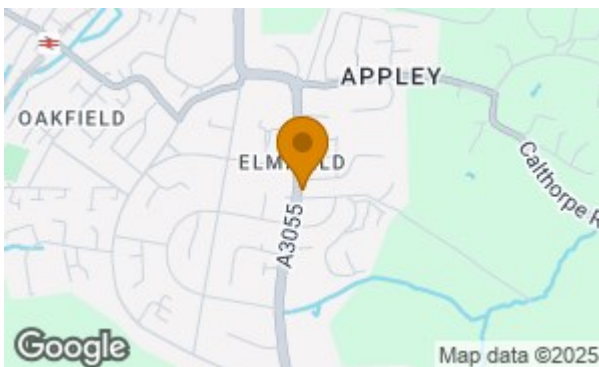
First Floor
Approx 38 sq m / 407 sq ft

Summer House
Approx 5 sq m / 49 sq ft

Garage/Shed
Approx 5 sq m / 57 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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