



- Limited Onward Chain
- Comfortable 3/4 Bedroom Accommodation
- Flexibly Arranged Internal Layout
- Up To 4 Reception Rooms
- Beautifully Presented Detached House
- Sought After Coastal Position
- Well Tended Established Gardens
- Extended Grd Flr Forming Additional Rooms
- Smart Modern Shower Room
- Parking for Two

14 Northwood Drive, Ryde, Isle Of Wight, PO33 3AQ

£515,000

This smart modern home is positioned in the most peaceful of residential roads with Ryde's coastline on one side and the bustling town to the other. The interior is beautifully presented and finished with tasteful decor throughout. An extension to the side has created another dimension to the accommodation offering a wealth of possibilities. In its current guise the vendors have utilised the additional space as an art studio and a work from home office although several other options spring to mind such as a potential annexe or an income generating Airbnb unit, subject to all the appropriate permissions. All the rooms are of comfortable proportions and are accessed from the equally spacious entrance hallway and 1st floor landing. The gardens are wonderfully mature and cleverly designed to fashion well screened private areas to enjoy the sunny position. This sought after location is 10 minutes or so walk from the town centre and beach. Ryde is well known for its diversity of retail shops and associated facilities which will rival any town on the Island. Its miles of sandy beaches and Esplanade are home to various waterside bars and restaurants plus of course Ryde's iconic pier. Mainland passenger connections are found along the Esplanade and the car ferry is in nearby Fishbourne. There are several schools in the area including the highly regarded Ryde Independent School which happens to be the closest and most convenient.



# Accommodation

## Entrance Hall

12'6 x 6'8 (3.81m x 2.03m)

## Walk-in Cloakroom

## Utility Room/Cloakroom W.c

8'1 x 6'9 (2.46m x 2.06m)

## Living Room

18'7 x 11'10 (5.66m x 3.61m)

## Dining Room/Bedroom 4

11'10 x 11'4 (3.61m x 3.45m)

## Kitchen/diner

20'4 x 11'10 (6.20m x 3.61m)

## Studio

19'10 x 11'4 (6.05m x 3.45m)

## Home Office

11'11 x 11'4 (3.63m x 3.45m)

## Landing

15'1 x 6'8 (4.60m x 2.03m)

Loft access

## Built in Airing Cupboard + Linen Storage

## Bedroom

11'11 x 11'11 (3.63m x 3.63m)

## Bedroom

11'10 x 10'6 plus wardrobes (3.61m x 3.20m plus wardrobes)

## Bedroom

11'11 x 10'4 plus wardrobes (3.63m x 3.15m plus wardrobes)

## Shower Room

11'10 max x 6'3 max (3.61m max x 1.91m max)

## Driveway Parking

Spaces for two vehicles. Scope to increase capacity within the frontage if needed.

## Tenure

Freehold



**Gardens**

A post and rail fence encloses the pretty front garden. It is largely laid to lawn and has an area devoted to wild flowers. Ornamental trees and established shrubs feature throughout the frontage. A pergola covered in climbing plants sits over the paved pathway leading to the rear garden. A mature hedge defines the driveway-side boundary. The rear garden has been cleverly landscaped creating natural screening from neighbouring gardens. The huge variety of mature ornamental trees and shrubs are a haven for local wildlife. A raised patio runs the full width of the garden accessed from the studio, kitchen/diner and living room. A pergola covered patio sits off the living room alos as a nicely secluded seating area. Garden shed. Garden tap.

**Council Tax**

Band E

**Services**

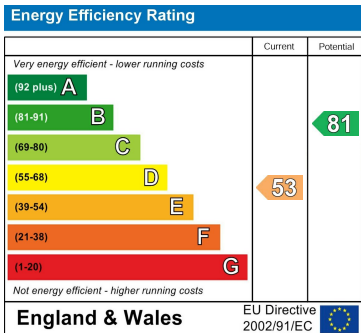
Unconfirmed gas, mains water, electric and drainage.

**Agents Note**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate. Plan produced using PlanUp.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....