



- Exceptional 3 Bed Victorian End Terrace House
- Stunning Kitchen/Dining/Family Room
- Substantial 147ft Rear Garden
- Popular Elmfield Location

- Beautifully Presented Interior
- Separate Cosy Lounge
- Stylish Contemporary Bathroom Suite

- Modernised, Remodeled and Extended
- Parking for Two Cars
- (20'9 x 13'11) Home Gym & Office Garden Chalet

5 Somerset Road, Ryde, Isle Of Wight, PO33 1BU

£315,000



This exceptional end of terrace house has been tastefully remodeled, extended and refurbished to create the exciting home we see today. Smooth rendered external elevations set the tone for the smart interior which is finished in fashionable neutral tones throughout. On the ground floor a stylish open plan living space with a vaulted ceiling combines a stunning kitchen area with breakfast bar and sitting room area to good effect. This flows seamlessly into the extensive rear garden from its bi-fold doors and overlooks all 147ft of it. There is a separate cosy lounge and a contemporary bathroom suite complete with walk-in shower enclosure. Upstairs and here you will have three beautifully presented bedrooms to choose from. At the far end of the garden sits the substantial home gym & office which at (20'9 x 13'11) is yet another quality addition to this property. The brick paved frontage creates parking for two vehicles and continues as a pathway to the front door. Situated in the Elmfield suburb of Ryde puts this house within walking distance of an appealing collective of amenities. There are two convenience stores, a post office, public house and a main bus route all within a 200 yards. The leafy environs of Appley Park are just around the corner leading down to its hugely popular beach. There are two petrol stations and a major supermarket a short drive from the house and for all other service and retail needs Ryde Town is just a few minutes away.





# Accommodation

## Entrance Hall

## Lounge

11'4" x 11'0" (3.45m x 3.35m)

## Built-in Storage

## Kitchen/Diner

14'0" x 13'0" (4.27m x 3.96m)

## Sitting Room

11'8"x 10'7" (3.56mx 3.23m)

## Bathroom

10'4" max x 7'9" max (3.15m max x 2.36m max)

'L' Shaped room.

## Utility Cupboard

## Landing

Loft hatch.

## Bedroom 1

11'5" x 11'0" plus wardrobes (3.48m x 3.35m plus wardrobes)

## Bedroom 2

10'11" x 8'6" (3.33m x 2.59m)

## Bedroom 3

12'11" x 6'7" (3.94m x 2.01m)

## Gardens

The frontage is neatly brick paved for parking purposes. The brick paved side path leads to the rear garden access. The rear garden of 147ft long is substantial to say the least. It is largely laid to lawn and fully enclosed by its fenced boundaries. A paved patio sits off the open plan living space via bi-folding doors, External sockets. Garden tap. To the far end of the garden sits the generously sized home gym and office.



## Home Gym & Office

20'9" x 13'11" (6.32m x 4.24m)

A pitched roof and timber clad construction with the ground level offering space for the gym and an office area too. Storage spaces within the apex of the roof. Double glazed windows and doors. Power and lighting. Broadband connection. Sun deck covered veranda to front.

## Parking

Brick paved driveway with spaces for two vehicles.

## Tenure

Long leasehold. 2000 years from 1874.

## Council Tax

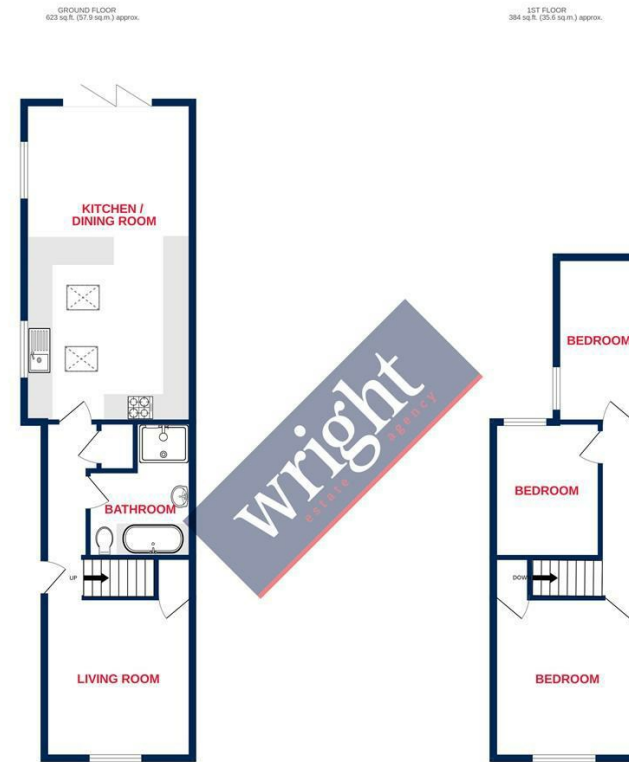
Band B

## Services

Unconfirmed gas, electric, water 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA: 1007 sq ft. (93.5 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with floorplan 02/22

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(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	

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.



187 High Street, Ryde, Isle of Wight, PO33 2PN



Phone: 01983 611511

Email: ryde@wright-iw.co.uk



PROTECTED



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