



- Sizeable Modern Detached Bungalow
- Peaceful Sylvan Setting in Private Lane
- Graveled Driveway Parking for 3 Cars
- Gas C/Heating & D/Glazing
- Generous 3 Double Bedroom - 1 En suite Accommodation
- 15'10 Kitchen/Diner With Granite Worktops
- Sought After Coastal Location
- 21' 10 Triple Aspect Lounge With Feature Fireplace
- Double Glazed Conservatory
- Beach, Buses & Park within Walking Distance

Bluebells Woodland Vale, Ryde, Isle Of Wight, PO33 1PN

£475,000



'Bluebells' is a considerable detached bungalow situated in a peaceful sylvan setting and a wonderful coastal location to boot. It sits just off a private tree-lined lane creating a welcomed screening from the surroundings and a semi-rural feel to the position. Within a few minutes one can be strolling through Appley Park and Puckpool Park which run adjacent to a continuous stretch of sandy beaches leading to neighbouring towns and villages. There are bus stops just around the corner presenting easy access to the town centre at Ryde and it's regular passenger connections to mainland Portsmouth and Southsea. The generous internal layout includes no less than three double bedrooms with the principal being en suite. A triple aspect lounge is the main reception room and there is an equally substantial kitchen/diner complete with granite worktops. From here you can walk through to the double glazed conservatory from where to enjoy the enclosed gardens. The family bathroom includes a sizeable walk-in shower and a bath plus a separate w.c. The gardens are simplistically laid to lawn ensuring they are manageable whilst offering scope to elaborate if you are a keen gardener. Bluebells is by no means a typical bungalow, its appealing tucked away location and surprisingly spacious rooms combine well to offer a hugely appealing option for single floor living.





# Accommodation

## Entrance Hallway

9'5 x 6'11 (2.87m x 2.11m)

## Lounge

21'10 x 16'3 (6.65m x 4.95m)

## Kitchen/Diner

15'10 x 11'7 (4.83m x 3.53m)

## Conservatory

14'2 x 10'9 (4.32m x 3.28m)

## Principal Bedroom

14'0 including wardrobes x 10'5 (4.27m including wardrobes x 3.18m)

## En-Suite

10'3 x 7'4 (3.12m x 2.24m)

## Bedroom 2

16'1 x 9'10 (4.90m x 3.00m)

## Bedroom 3

12'6 x 8'5 (3.81m x 2.57m)

## Family Bathroom

9'11 x 5'10 (3.02m x 1.78m)

## Separate W/c

## Gardens

The lawned frontage has shrub filled borders and paved pathways. Fence boundary with gated access to pathway. External lighting. Gated access to rear garden. Paved patio overlooking garden. To the rear the garden is also neatly laid to lawn. It is fully enclosed by fence boundaries and includes paved pathways. Gardeb tap. External socket.

## Parking

The shaped graveled driveway offers spaces for three vehicles.

## Tenure

Freehold



**Council Tax**  
Band E

**Mobile Coverage**

Best Coverage EE. Voice only, no data O2 & Vodaphone.

**Broadband Availability**

Openreach network. Up to Superfast available.

**Flood Risk**

Low to Very Low Risk

**Construction Type**

Standard Construction

**Services**

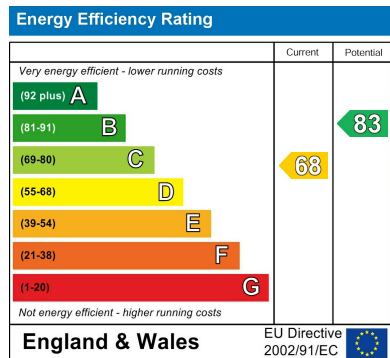
Unconfirmed gas, mains water, electric, drainage and broadband.

**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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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