



- Sought After Position in Coastal Town
- Principal Bedroom with Balcony
- Garden Cabin (18'7 x 12'8) with Sun Deck
- Bathroom & Shower Room
- Modern Detached House in Secluded Plot
- Detached Double Garage & Ample Driveway Parking
- New Carpets & Tasteful Neutral Decor Throughout
- Comfortable 4 Bedroom 1 En Suite W.c Accommodation
- Well Screened Lawned Gardens
- Impressive Array of 4 Reception Rooms

38 Westwood Road, Ryde, Isle Of Wight, PO33 3BJ

**Asking Price £590,000**

Welcome to this stunning detached house located on Westwood Road in Ryde! This property boasts four spacious bedrooms, perfect for a growing family, along with four reception rooms offering ample space for entertaining guests or simply relaxing with loved ones.

With two bathrooms, there will be no more morning rush-hour traffic in the hallways! The property, built in the 1970's, exudes a certain charm while providing a generous 1,786 sq ft of living space for you to make your own.

One of the standout features of this property is the double garage and parking spaces available for several vehicles, ensuring that parking will never be an issue for you or your guests. Additionally, being just a short 10 to 15-minute walk from Ryde town centre and the beach, you'll have the best of both worlds - convenience and relaxation right at your doorstep.

Situated in a nicely secluded tree-lined plot, this home offers a peaceful setting tucked away in a no-through road, providing a tranquil escape from the hustle and bustle of everyday life. Furthermore, its proximity to the highly regarded Ryde (Private) School makes it an ideal location for families with children.

Don't miss out on the opportunity to own this beautiful property in Ryde - it's a rare find that combines space, convenience, and serenity in one perfect package!



# Accommodation

## Porch

5'2" x 3'5" (1.57m x 1.04m)

## Entrance Hall

13'4" x 5'10" (4.06m x 1.78m)

## Shower Room

6'4" x 5'11" (1.93m x 1.80m)

## Living Room

20'1" x 11'8" (6.12m x 3.56m)

## Study

10'0" x 8'1" (3.05m x 2.46m)

## Sitting Room

14'11" x 10'0" (4.55m x 3.05m)

## Dining Room

15'5" x 10'6" (4.70m x 3.20m)

## Kitchen

12'0" x 10'5" (3.66m x 3.18m)

## Walk-in Storage

## Boiler Room

5'11" plus cupboard x 3'11" (1.80m plus cupboard x 1.19m)

## Landing

Loft Hatch

## Built-in Storage

## Built-in Airing Cupboard

## Principal Bedroom

24'3" x 10'7" max (7.39m x 3.23m max)

## En-Suite W.C.

## Balcony

11'0" x 8'7" (3.35m x 2.62m)

## Bedroom

11'8" x 10'6" (3.56m x 3.20m)

## Bedroom

10'1" x 9'1" (3.07m x 2.77m)

## Potential En-Suite/ Dressing Room

## Bedroom

9'2" x 8'5" (2.79m x 2.57m)



**Bathroom**  
10'0" max x 7'2" max (3.05m max x 2.18m max)

**Gardens**  
Tree-lined boundaries sit either side of the entrance to the well screened frontage. It is largely laid to lawn and has a private seating area to one corner. Gated side access leads to the remainder of the gardens to the rear and side of the house. A very private patio and strip of land sit to the rear of the house leaving the main garden to the side. This too is laid to lawn and screened from the surroundings by established trees either side of the boundary. The paved patio on this side is perfectly placed for morning coffee and alfresco lunch. Steps up to a raised sun deck with access to the garden cabin. Fence boundaries enclose the garden. Garden tap. External sockets.

**Garden Cabin**  
18'7" x 12'8" (5.66m x 3.86m)  
A quality painted wood cabin with double glazed windows and double glazed double doors. Power and lighting. Sun deck to front.

**Detached Garage**  
16'6" x 15'3" (5.03m x 4.65m)  
With an up and over door. Power and lighting.

**Driveway and Parking Area**  
Spaces for up to 6 vehicles. Scope to extend capacity or allow independent access/exit within frontage if needed.

**Solar Panel**  
Generating free hot water when suitably sunny.

**Tenure**  
Freehold

**Council Tax**  
Band F

**Construction Type**  
Standard Brick construction

**Flood Risk**  
Very Low Risk.

**Mobile Availability**  
Coverage includes EE, O2, Three & Vodafone.

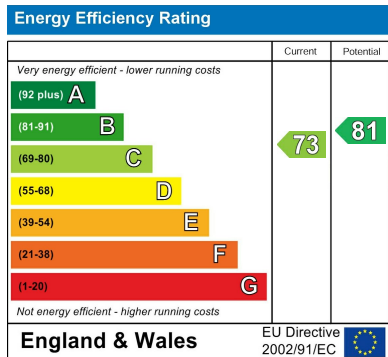
**Broadband Connectivity**  
Openreach and Wightfibre networks available. Ultrafast fibre available.

**Services**  
Unconfirmed gas, electric, telephone, mains water, 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.



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



**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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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