



- Detached Modern House
- Generous 23'9 Lounge/Diner
- Brick Paved Driveway Parking for Two
- Downstairs Cloakroom W.c
- Popular Semi-Rural Village Location
- Pleasant Views Towards Adjoining Countryside
- Modern Kitchen with Solid Wood Worktops
- Comfortable 3 Bedroom Accommodation
- Nicely Private Rear Lawn Garden
- Handy Brick built Outbuilding

Flaxfield Main Road, Havenstreet, Ryde, Isle of Wight, PO33 4DL

£365,000

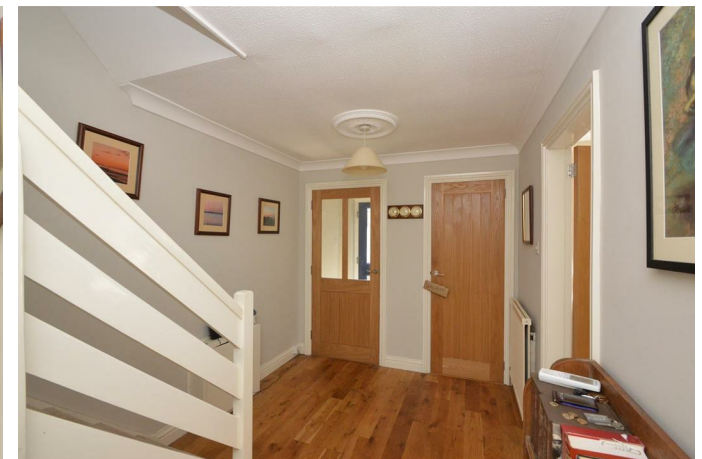
Nestled in the charming Havenstreet Village, this delightful detached house from the 1970s offers a perfect blend of comfort and convenience. As you step inside, you are greeted by a spacious triple aspect reception room, ideal for entertaining guests or simply relaxing with your loved ones.

With three cosy bedrooms, there is ample space for the whole family to unwind and rest peacefully. The property boasts a stylish kitchen with solid wood worktops, ensuring your daily routines are met with ease and style.

Parking is a breeze with space for two vehicles, making coming and going a stress-free experience. The tree-lined backdrop in the garden not only adds a touch of nature but also provides a sense of seclusion and tranquillity, perfect for enjoying a morning coffee or hosting a summer barbecue.

The tasteful neutral decor throughout the house creates a blank canvas for you to add your personal touch and make this house truly feel like home. Situated almost equidistant from the Island's two main towns, you'll have easy access to all the amenities, shops, and entertainment options they offer.

Don't miss out on this wonderful opportunity to own a piece of paradise in the heart of Havenstreet Village which is home to the Island's last steam railway route. Book a viewing today and start envisioning the life you could create in this lovely abode.



Accommodation

Porch

4'8" x 3'5" (1.42m x 1.04m)

Entrance Hall

12'0" x 7'9" (3.66m x 2.36m)

Cloakroom W.C

Lounge/Diner

23'9" x 11'5" (7.24m x 3.48m)

Kitchen

11'1" x 8'7" (3.38m x 2.62m)

Landing

Loft Access

Bedroom 1

13'5" including wardrobes x 11'5" (4.09m including wardrobes x 3.48m)

Bedroom 2

11'0" plus wardrobes x 10'6" (3.35m plus wardrobes x 3.20m)

Bedroom 3

10'5" max x 7'9" max (3.18m max x 2.36m max)

Built-in Storage

Bathroom

8'6" x 5'3" max (2.59m x 1.60m max)

Gardens

A mature Cherrytree stands to one side of the frontage. Steps from the parking area lead down to the paved front entrance. A shrub bed sits under the large window bringing colour to this space. A gated side access leads to the rear garden. The rear garden is wonderfully mature with established shrubs and ornamental trees lining its fence boundaries. The garden is mostly laid to lawn and a raised patio sits off the lounge/diner. Mature trees beyond the far boundary include a woodland backdrop to the well screened garden.

Outbuilding

21'1" x 8'10" (6.43m x 2.69m)

Incorporating storage and a handy utility space for over spill fridge freezer and washing machine. Brick built. Pitched roof. Power & lighting. Doors to front and side. Double glazed window to rear.

Driveway

The brick paved driveway offers spaces for 2 vehicles.



Tenure
Freehold

Council Tax
Band E

Construction Type
Brick built cavity wall construction.

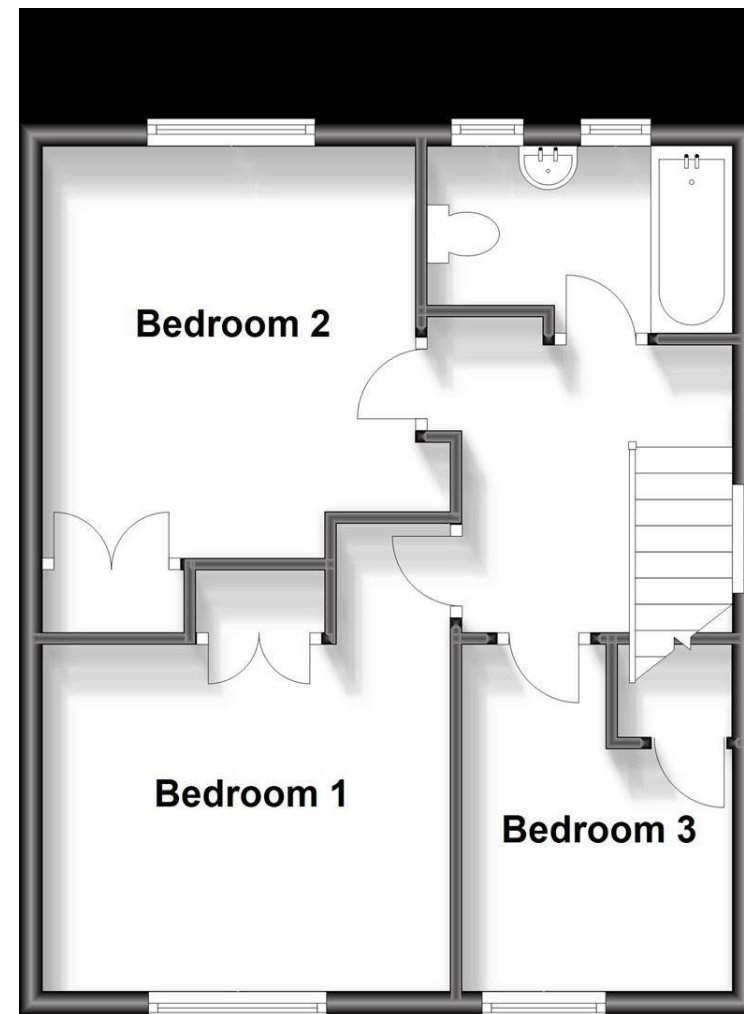
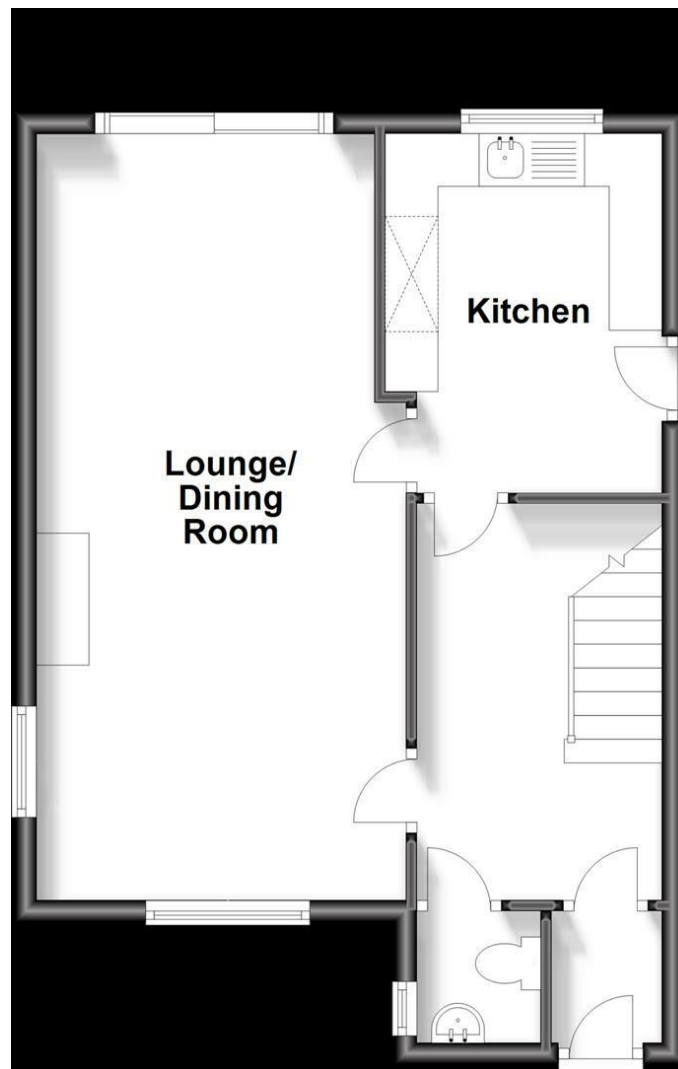
Flood Risk
Very Low Risk.

Mobile Coverage
Limited Coverage: O2 & Vodafone

Broadband Connectivity
Openreach network. Up to Superfast available.

Services
Unconfirmed gas, electric, telephone, mains 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.



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

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Viewing: Date Time