



- Detached Family Home on the Fringe of Central Ryde
- Comfortable 3 Bedroom Accommodation
- Loft Conversion Forming Home Office/Hobby Room
- Cleverly Extended and Remodeled to Form Larger Rooms
- Stylish Open Plan Kitchen/Dining Space
- Well Kept Lawned Garden
- Garage & Driveway Parking for 3 Cars
- Two Formal Reception Rooms
- Perfectly Positioned for Local Schools, Shop and Bus Routes
- Downstairs Cloakroom W.c

9 Mayfield Road, Ryde, Isle Of Wight, PO33 3PR

£439,950

Welcome to this charming detached house located in the heart of Central Ryde! This property boasts 3 spacious bedrooms, ideal for a growing family or those in need of extra space. The clever extension has transformed this house into a modern family home, with larger rooms and a stylish open plan kitchen and dining area that effortlessly flows into the garden - perfect for entertaining guests or enjoying a peaceful evening.

Parking is always a breeze with space for up to 3 vehicles plus the garage, making it convenient for both residents and visitors. The property, built in the 1950s, exudes character and charm while offering a well-presented interior that gives a sense of openness and comfort.

Situated within walking distance to local schools, shops, and bus routes, this home is perfectly positioned for those seeking convenience and accessibility. Whether you're looking for a cozy family home or a place to host gatherings with friends, this property offers the best of both worlds.

Don't miss out on the opportunity to own this delightful home in Central Ryde - a true gem in a prime location!



Accommodation

Entrance Hall

15'3" x 5'11" (4.65m x 1.80m)

Built-in Storage

Cloakroom W.C.

Lounge

14'10" into bay x 12'8" max (4.52m into bay x 3.86m max)

Dining Room

12'1" x 11'1" (3.68m x 3.38m)

Kitchen/Breakfast Room

18'4" x 16'9" narrowing 6'9" (5.59m x 5.11m narrowing 2.06m)

Landing

Bedroom 1

15'0" max to bay x 12'8" (4.57m max to bay x 3.86m)

Bedroom 2

16'9" x 7'4" (5.11m x 2.24m)

Bedroom 3

14'9" x 10'5" (4.50m x 3.18m)

Bathroom

5'10" x 5'8" (1.78m x 1.73m)

2nd Floor

Open Plan Office/ Hobby Room

11'5" x 8'10" under-eaves (3.48m x 2.69m under-eaves)

Gardens

The frontage is hard landscaped for parking purposes. Double gates to the side lead to the garage and rear garden. This neatly laid to lawn garden is fully enclosed by fence boundaries. A paved patio sits off the kitchen/breakfast room. A further seating area sits to the rear of the garden attracting the Sun later in the day. Garden tap. Garden shed.

Detached Garage

With double doors, power and lighting. Limited access for vehicles.

Driveway Parking

Spaces for 3 vehicles on the driveway.

Council Tax

Band D

Tenure

Freehold



Construction Type

Cavity wall construction

Flood Risk

Medium Risk from Surface Water. Very Low Risk from River & Sea.

Mobile Coverage

Limited Coverage: EE, O2, Three & Vodafone

Broadband Connectivity

Openreach and Wightfibre networks available. Ultrafast fibre available.

Services

Unconfirmed gas, water, electric, drainage and broadband.

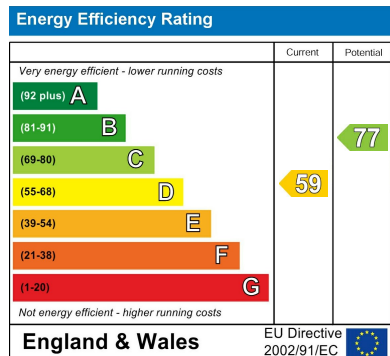
Agents Note

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.



TOTAL APPROX. FLOOR AREA 1405 SQ.FT. (130.5 SQ.M.)

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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