



- Smart Modern Detached House
- Stunning 20'8 Dining Room with Bi-fold Doors
- Generous 20'10 Lounge
- Downstairs Cloakroom & Upstairs Family Bathroom
- Tastefully Extended with Contemporary Open Plan Interior
- Spacious 181 sqm Internal Layout
- Quiet Residential Position 5 min Drive from Town
- Comfortable 4 Bedroom 1 En suite Accommodation
- Garage (partially converted) & Driveway Parking
- Enclosed Garden with Lawn, Patio & Sun Deck

5 Cothey Way, Ryde, PO33 1QY

£485,000



Located in the charming Bullen Village, Ryde, this impressive detached house offers a perfect blend of modern living and convenience. Spanning an expansive 1,947 square feet, this cleverly extended home boasts a spacious and light-filled interior, making it an ideal choice for families or those seeking ample room to entertain.

This surprisingly spacious property features two inviting reception rooms, providing versatile spaces for relaxation and social gatherings. The heart of the home is undoubtedly the stunning open plan kitchen and dining area, which is enhanced by bi-fold doors that seamlessly connect the indoor space to the garden, creating a delightful flow for alfresco dining and summer gatherings. The modern kitchen is equipped with an extensive range of appliances, ensuring that culinary enthusiasts will feel right at home.

With four well-proportioned bedrooms, including a principal suite with an en suite shower room, this residence caters to both comfort and privacy. The additional family bathroom is thoughtfully designed to accommodate the needs of a busy household.

Outside, the property benefits from gated parking for a vehicle, a garage (partially converted), and a utility room, adding to the practicality of this delightful home. The exterior is smart and modern, complementing the overall aesthetic of the property.

Situated just a five-minute drive from the vibrant town centre and beautiful beach of Ryde, residents will enjoy easy access to a variety of local amenities, including shops, a major supermarket, petrol stations, and convenient bus routes. The nearby Appley Park offers a lovely green space for leisurely strolls and outdoor activities.

This exceptional home in Bullen Village is a rare find, combining modern comforts with a prime location, making it a must-see for prospective buyers.





# Accommodation

## Entrance Hall

11'5" x 6'2" (3.48m x 1.88m)

## Cloakroom W.C.

## Lounge

20'10" x 12'10" (6.35m x 3.91m)

## Kitchen/Breakfast Room

20'9" x 10'9" (6.32m x 3.28m)

## Dining/Sitting Room

20'8" x 12'0" (6.30m x 3.66m)

## Utility Room

9'0" x 6'10" (2.74m x 2.08m)

## Laundry Room

9'9" x 7'7" (2.97m x 2.31m)

Converted by utilising the rear of the integral garage. Perfect ironing/laundry & storage room.

## Landing

14'11" max x 13'2" max (4.55m max x 4.01m max)

Loft Hatch

## Principal Bedroom

16'7" including wardrobes x 10'9" (5.05m including wardrobes x 3.28m)

## Shower Room

10'4" x 2'11" (3.15m x 0.89m)

## Bedroom 2

12'10" including wardrobes x 10'0" (3.91m including wardrobes x 3.05m)

## Bedroom 3

12'10" x 10'5" (3.91m x 3.18m)

## Bedroom 4

11'3" x 7'0" (3.43m x 2.13m)

## Bathroom

7'10" x 5'7" (2.39m x 1.70m)

## Integral Garage

10'0" x 6'9" (3.05m x 2.06m)

Partially converted to form laundry room to rear. With a powered roller door. Power & Lighting.

## Gated Driveway

Brick paved driveway with space for a vehicle.



Gardens

A gated side access and paved pathway lead to the enclosed rear garden. A paved patio sits off the rear of the house accessed via the bi-fold doors in the dining room. The majority of the garden is neatly laid to lawn and edged by shrub borders. A raised Sun deck is strategically positioned to enjoy the Sun into the evening. Garden tap. External sockets. External Lighting.

Council Tax  
Band E

Tenure  
Freehold

Broadband Connectivity  
Openreach and Wightfibre networks. Up to Ultrafast fibre available.

Construction Type  
Cavity wall

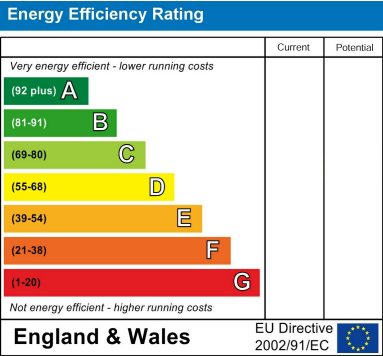
Flood Risk  
Very Low Risk

Mobile Coverage  
Coverage: Vodafone Limited Coverage: O2, EE & Three

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.



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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