



- No Onward Chain
- Attractive Detached House in Popular Residential Area
- Comfortable 3 Bedroom + Attic Room Accommodation
- Stylish Kitchen/Breakfast Room
- Two Sizeable Reception Rooms
- Gated Parking
- Generous Garden & Patio
- D/Glazed Conservatory
- Well Place for Local Schools, Buses & Recreation Park
- Downstairs Cloakroom Wc

52 Mayfield Road, Ryde, PO33 3PR

£410,000



Positioned on the charming Mayfield Road in Ryde, this attractive detached family home offers a delightful blend of comfort and style. Spanning an impressive 1,418 square feet, the property boasts three well-proportioned bedrooms and a modern bathroom, making it an ideal choice for families seeking space and convenience.

Upon entering, you are greeted by two inviting reception rooms. The separate cosy lounge features double doors and a log burner that serves as a charming focal point, perfect for those chilly evenings. The heart of the home is undoubtedly the stylish kitchen/breakfast room, which has been cleverly remodelled to create a seamless flow into the formal dining room, making it perfect for entertaining guests or enjoying family meals.

The property is set on a generous plot, with an impressive 85ft rear garden that offers ample space for relaxation and social gatherings during the warmer months. The sizeable patio area is ideal for al fresco dining or simply soaking up the sun.

For those who require a dedicated workspace, a stairway from the first-floor landing leads to a handy attic room. This versatile space is perfect for a home office and even boasts a lovely view of the sea, providing an inspiring backdrop for productivity.

Conveniently located, this home is perfectly positioned for local schools, bus routes, and the nearby park, making it an excellent choice for families. Additionally, there is parking available for two vehicles, ensuring ease of access.

In summary, this delightful detached house on Mayfield Road is a wonderful opportunity for those seeking a family home that combines modern living with traditional charm.





# Accommodation

## Porch

## Entrance Hall

13'8" max x 7'8" max (4.17m max x 2.34m max)

## Cloakroom W.C.

## Lounge

15'9" max to bay x 12'6" max (4.80m max to bay x 3.81m max)

## Dining Room

13'0" x 10'11" max (3.96m x 3.33m max )

## Kitchen/Breakfast Room

16'9" x 8'5" (5.11m x 2.57m)

## Built-in Boiler Cupboard

## Conservatory

13'0" x 9'5" (3.96m x 2.87m)

## 1st Floor Landing

## Built-in Storage

## Bedroom 1

16'0" x 12'5" (4.88m x 3.78m)

## Bedroom 2

12'11" x 10'10" max (3.94m x 3.30m max )

## Bedroom 3

8'2" x 7'8" (2.49m x 2.34m)

## Bathroom

8'2" max x 7'1" max (2.49m max x 2.16m max)

'L' Shaped

## 2nd Floor

## Attic Room

14'5" x 9'9" (4.39m x 2.97m)

Sea views.

## Built-in Storage

## Gated Parking

Brick paved driveway with space for up to 2 vehicles.

## Council Tax

Band D



**Tenure**  
Long Lease hold. 999 years from 24/4/1939. Ground rent £6 per annum.

**Gardens**  
Shrub filled borders bring an array of colour to the brick paved frontage. The front wall boundary and gated entrance gives way to the parking space. Gated side access to rear garden. The west facing garden is largely laid to lawn and fully enclosed by fence boundaries. A large brick paved patio with dwarf wall boundaries sits off the rear of the house as the obvious seating and bbq area. A central pergola adorned with climbing plants leads to the main lawn from the patio. A screened area at the far end of the 85ft garden is home to an (8' x 6') shed and a (14'9" x 10'6") workshop/shed with power & lighting. Garden tap. External sockets. Established shrubs sit either side of the lawn.

**Construction Type**  
Cavity wall

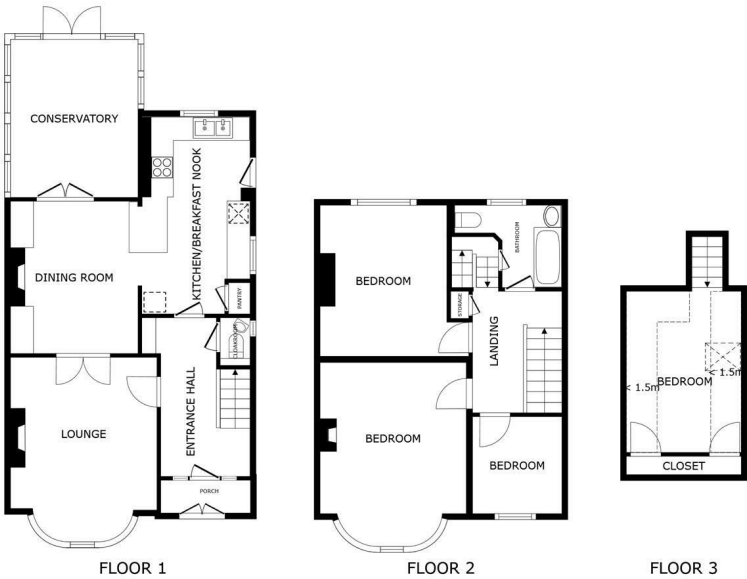
**Flood Risk**  
Very Low Risk

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

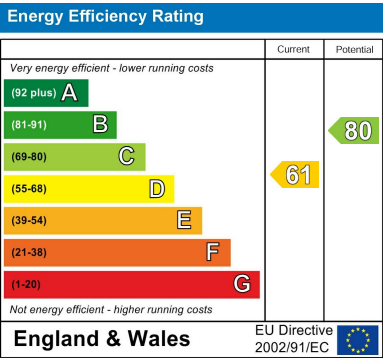
**Broadband Connectivity**  
Openreach & Wightfibre Networks. Up to ultra fast fibre available.

**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.



GROSS INTERNAL AREA  
FLOOR 1 70.8 m<sup>2</sup> FLOOR 2 52.9 m<sup>2</sup> FLOOR 3 8.1 m<sup>2</sup>  
EXCLUDED AREAS - REDUCED HEADROOM 7.4 m<sup>2</sup>  
TOTAL : 131.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**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.

187 High Street, Ryde, Isle of Wight, PO33 2PN  
Phone: 01983 611511  
Email: ryde@wright-iw.co.uk

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