

- 
- Chain Free Modern Detached House
  - Well Presented Interior In Need of Modernisation
  - Peaceful Cul de Sac Setting
  - Well Placed for Buses, Golf Course, Walks, Town & Beach
  - Sought After Position in Coastal Town
  - Sunny Triple Aspect Lounge & Dining Space
  - Separate Dining Room/Study
  - Comfortable 4 Bedroom Accommodation
  - Double Garage & Driveway Parking
  - Huge Potential to Remodel & Extend (subject to planning)

8 Beech Grove, Ryde, Isle of Wight, PO33 3AN

**Asking Price £550,000**



Situated in a tranquil cul de sac off Spencer Road in Ryde, this charming detached house presents an excellent opportunity for those seeking a coastal lifestyle. Built in the 1970's, the property boasts a well-presented yet somewhat dated interior, allowing new owners the chance to infuse their personal style and modernise the space to create a bespoke home.

With four comfortable bedrooms and two inviting reception rooms, this residence is perfect for families or those who enjoy entertaining. The triple aspect lounge/diner is a particular highlight, offering a bright and airy atmosphere that overlooks the sunny garden. Double doors provide a seamless connection to the outdoor space, ideal for summer gatherings or quiet evenings.

Convenience is key, as the beach, town centre, local golf course, and bus routes are all within walking distance for most, making this location both practical and desirable. The property also features twin garages and a brick-paved driveway, providing ample parking for up to four vehicles. There may even be potential to convert or extend the property, subject to planning permission, allowing for further enhancement of this lovely home.

In summary, this detached house in Ryde offers a fantastic blend of space, location, and potential, making it an ideal choice for those looking to settle in a vibrant coastal community.





# Accommodation

## Entrance Hall

17'9" max x 7'10" max (5.41m max x 2.39m max)

## Built-in Cloaks Cupboard

## Cloakroom W.C.

## Lounge/Diner

20'10" max x 17'10" (6.35m max x 5.44m)

'L' Shaped

## Kitchen

11'10" x 9'10" (3.61m x 3.00m)

## Dining Room/Study

12'11" x 9'5" (3.94m x 2.87m)

## Landing

13'4" x 7'5" (4.06m x 2.26m)

Loft Hatch

## Built-in Airing Cupboard

## Bedroom 1

15'9" plus wardrobes x 12'10" max (4.80m plus wardrobes x 3.91m max )

## Bedroom 2

12'10" including wardrobes x 9'5" (3.91m including wardrobes x 2.87m)

## Bedroom 3

11'11" including wardrobes x 10'0" (3.63m including wardrobes x 3.05m)

## Bedroom 4

9'11" max x 9'4" max including cabin bed (3.02m max x 2.84m max including cabin bed)

## Bathroom

9'10" x 8'0" (3.00m x 2.44m)





**Twin Garages**  
17'5" x 16'10" overall dimension (5.31m x 5.13m overall dimension)  
One with powered roller door. One with roller door. Double glazed windows and door to rear. Power & lighting.

**Driveway**  
Brick paved driveway with spaces for two vehicles. Plenty of scope to increase capacity if needed.

**Gardens**  
The generous frontage is laid to lawn and framed by an array of established trees, shrubs and ornamental trees. Gated side access to rear garden. This West facing Sunny garden is nicely screened from the surroundings by its ornamental tree and hedge lined boundaries. A mature tree sits at the far boundary. A shaped paved patio runs along the rear of the property as the obvious seating area and mature shrubs bring an array of colours to the garden. Garden shed. Garden tap. Lean-to greenhouse.

**Tenure**  
Freehold

**Council Tax**  
Band F

**Construction Type**  
Cavity wall

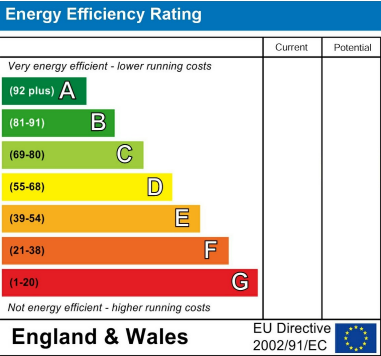
**Flood Risk**  
Very Low Risk

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

**Broadband Connectivity**  
Openreach & Wightfibre Networks. Up to Ultrafast Fibre 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.



**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 .....

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