



- 2018/19 Converted Unique Detached Bungalow
- Completely Upgraded & Modernised
- Very Comfortable 1 Double Bedroom Accommodation
- Spacious 17'11 Lounge/Diner-Bifold Doors to Garden
- Stylish 13'4 Kitchen/Breakfast Room
- Parking for Three Cars
- Generous Lawned Garden with Garden Chalet
- Peaceful No Through Road Location
- Paved Verandah with Glazed Roof
- Gas C/Heating & D/Glazing

Rosebud Retreat Salters Road, Ryde, Isle Of Wight, PO33 3HU

£250,000

Found in the charming area of Haylands, Ryde, this delightful detached bungalow, converted in 2018, offers a perfect blend of modern living and comfort. Designed for those who appreciate single-floor living, this property has been tastefully converted and upgraded, ensuring a stylish yet practical home.

As you approach the bungalow, you will be greeted by its attractive exterior, which hints at the spacious interior that awaits. The open plan living space is a standout feature, seamlessly integrating a well-appointed kitchen/breakfast room, a dining area, and a cosy lounge. Bifold doors open up to the garden, allowing natural light to flood the space and creating a harmonious connection with the outdoors.

The garden is larger than one might expect, predominantly laid to lawn, providing an ideal setting for relaxation or entertaining. A charming garden chalet at the rear adds versatility, while a paved verandah with a glazed roof extends the living space, perfect for enjoying the fresh air regardless of the weather.

The bedroom is generously sized, comfortably accommodating a double bed, and it conveniently connects to a modern shower room, enhancing the practicality of the layout.

Situated just a five-minute drive from the town centre, this bungalow offers easy access to local amenities, while a major supermarket, which provides home delivery services, is only ten minutes away. With parking available for up to three vehicles, this property is not only a beautiful home but also a convenient choice for modern living.



Accommodation

Entrance Hall

14'0" x 3'10" (4.27m x 1.17m)

Walk-in Cloak Cupboard

8'9" x 3'10" (2.67m x 1.17m)

Utility Room

5'9" x 3'10" (1.75m x 1.17m)

Lounge/Diner

17'11" x 14'10" (5.46m x 4.52m)

Kitchen/Breakfast Room

13'4" x 9'0" (4.06m x 2.74m)

Inner Hall

Loft Hatch

Bedroom

15'10" x 10'9" plus wardrobes (4.83m x 3.28m plus wardrobes)

Shower Room/ En Suite

7'4" x 5'2" (2.24m x 1.57m)

Gardens

A gated pathway leads to the rear garden. This is neatly laid to lawn and fully enclosed by fence boundaries. A glazed verandah covers the paved terrace which sits off the rear of the bungalow. This is accessed from the bi-folding doors of the lounge/diner. Garden tap. Garden shed.

Garden Chalet

19'0" x 9'1" (5.79m x 2.77m)

Currently has as a bar for social gatherings. Windows to side overlook the garden. Power & Lighting.

Parking

Spaces for up to 3 vehicles.

Tenure

Freehold



Council Tax
Band C

Flood Risk
Very Low Risk

Construction Type
Converted into dwelling with building regulations in 2018/19. Clad external walls. Cavity walls.

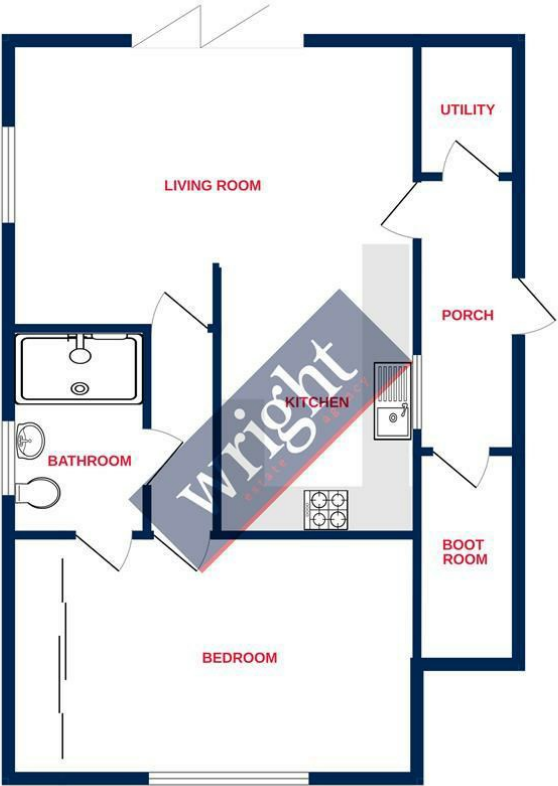
Mobile Coverage
Coverage Includes: EE, O2, Vodafone & Three

Broadband Connectivity
Openreach and Wightfibre Networks. Up to Ultrafast 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.

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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		
	74	79
EU Directive 2002/91/EC		
England & Wales		

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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