

35 Pellhurst Road Ryde, PO33 3BS

£385,000



This Stunning 4 bedroom semi-detached house is located in the popular town of Ryde, close to local schools, Ryde town centre & ferry links to the mainland. This spacious property consists of 4 double bedrooms, living room, kitchen, conservatory, downstairs WC & Family bathroom. Outside offers patio & garden area including a summer house. Other benefits of the property includes loft access, side access, driveway for two vehicles, double glazing throughout & gas central heating. This is the perfect family home!

4 BEDROOMS

DRIVEWAY

GOOD-SIZED GARDEN

SEMI-DETACHED

**CLOSE TO LOCAL SCHOOLS & RYDE TOWN
CENTRE**

DOUBLE GLAZING & GAS CENTRAL HEATING

ROOMS

Entrance Hallway

Wooden flooring. Radiator.

Bedroom 1 9' 10" x 11' 10" (3m x 3.6m)

Carpet flooring. Double glazed window to front aspect. Radiator.

Kitchen 17' 9" x 6' 11" (5.4m x 2.1m)

Tiled flooring. Fitted-kitchen with dual range master & sink drainer. Double glazed windows to side and rear aspect.

Living room 13' 9" x 11' 10" (4.2m x 3.6m)

Wood effect laminate flooring. French doors leading onto conservatory area. Radiator.

Conservatory 6' 11" x 17' 9" (2.1m x 5.4m)

Tiled flooring. Double glazed windows to rear aspect & french doors leading onto the garden. Radiator.

Downstairs WC 6' 11" x 2' 7" (2.1m x 0.8m)

Tiled flooring. Walk-in shower. WC & Sink. Double glazed frosted window to side aspect.

Landing

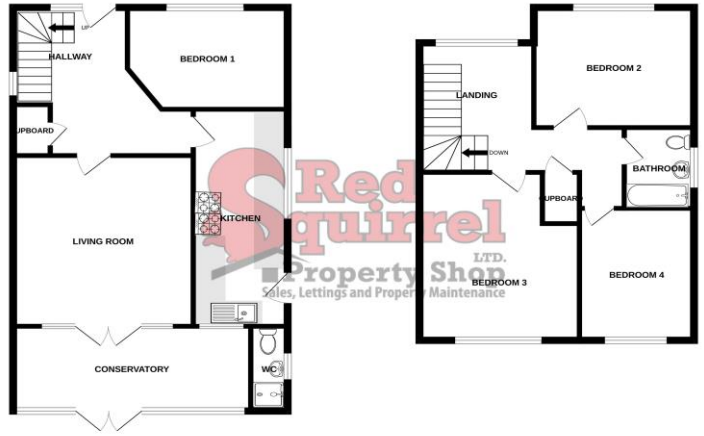
Bedroom 2 9' 10" x 11' 10" (3m x 3.6m)

Carpet flooring. Double glazed window to front aspect. Radiator.

Bedroom 3 13' 9" x 11' 10" (4.2m x 3.6m)

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, stairs 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 with the appropriate precautions. The purchaser, contractor and the estate agent shall remain responsible for any errors in this plan. Made with MyPlan 2022

Carpet flooring. Built-in wardrobe. Double glazed window to rear aspect. Radiator.

Bedroom 4 10' 10" x 8' 6" (3.3m x 2.6m)

Carpet flooring. Double glazed window to rear aspect. Radiator.

Bathroom 6' 7" x 5' 3" (2m x 1.6m)

Tiled flooring. Bath with overhead shower. Sink & WC. Heated towel rail. Double glazed frosted window to side aspect.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		65	82
England, Scotland & Wales		EU Directive 2002/91/EC	

