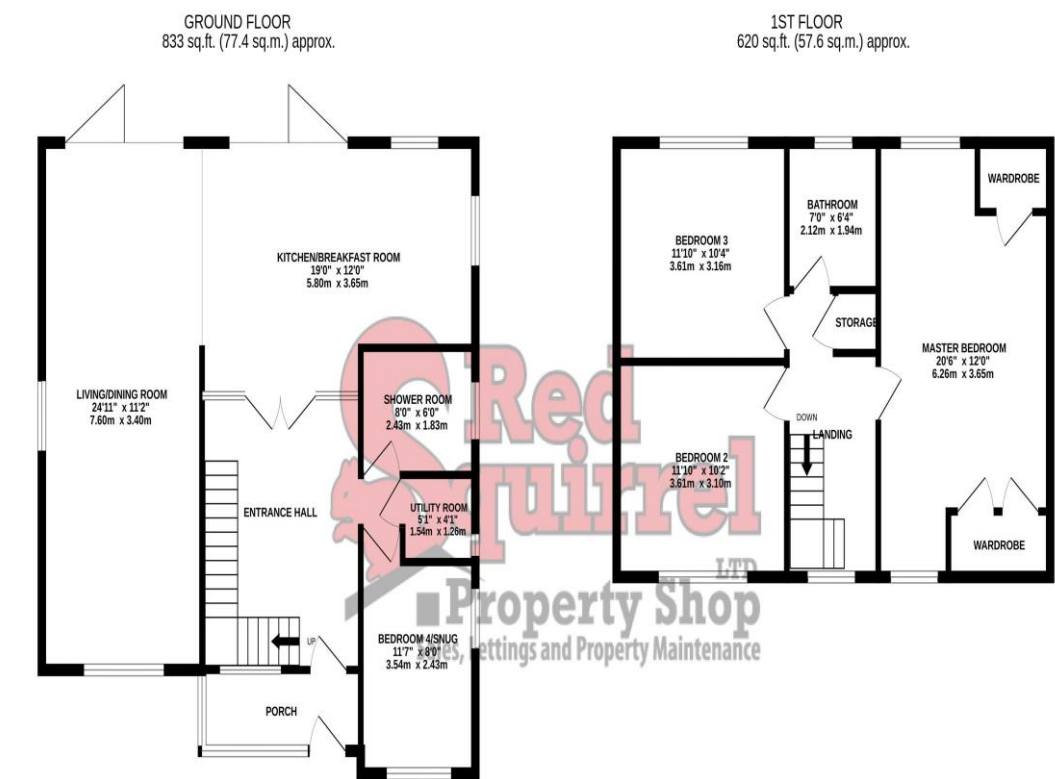


FLOORPLANS



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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 is given as to their operability or efficiency can be given.

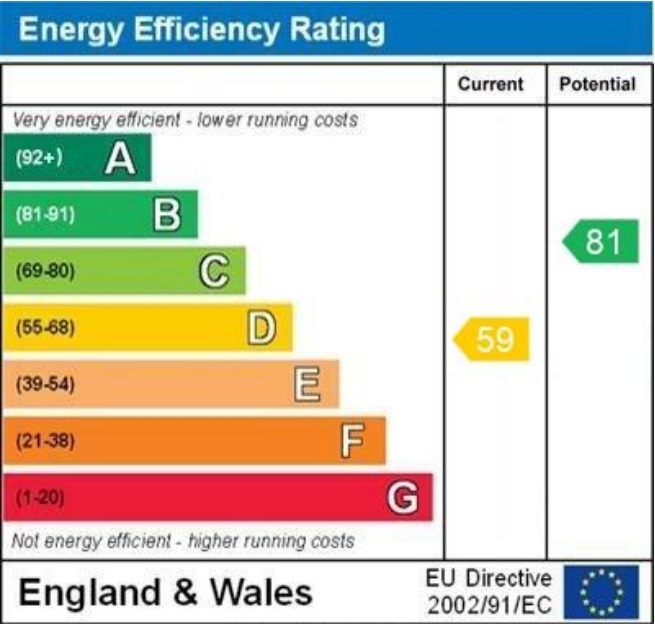
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## About the Property

This detached house was fully refurbished in 2022 to a high standard throughout and perfectly located on a private road, within walking distance to Ryde town, beach, all local schools and amenities. The family home comprises a porch, 13+ft entrance hall with oak staircase, a Oak wood glazed wall with French doors leading to open plan L-shape living/dining/kitchen area and two bi-fold doors to rear aspect opening into the garden. The kitchen has white Quartz worktops, island with integrated hob and two fitted mirrored ovens, instant hot tap & filtered water and plinth & under cupboard lighting. Downstairs you also have the snug/fourth bedroom, utility room and shower room. Upstairs you have three double bedrooms with two benefiting from far reaching countryside views and a family bathroom. Outside you have a generously-sized front garden with substantial parking space and to the rear a patterned patio area with enclosed garden and secret garden. The property was completely re-wired in late 2021 along with a brand new heating system throughout at the same time.



## DESCRIPTION

### PORCH

UPVC front door. Fully double glazed with radiator, space for seating, shoes storage and jackets.

### ENTRANCE HALL 13' 1" x 10' 11" (4m x 3.34m)

A good-sized open space when entering the home, which has had a custom made glazed wall to enable you to see from the entrance through to the garden. Solid Oak French doors. Radiator. Staircase to first floor.

### KITCHEN AREA 19' 0" x 11' 11" (5.8m x 3.63m)

Open plan L shape living, dining and kitchen area with white Quartz worktop and duck egg blue base & wall units, larder cupboard and soft closing doors. Island hosting integrated hob and two mirrored ovens with extractor over. The island also has a stool area for seating 3/4 people. Plinth and under cupboard

lighting. Instant hot tap. Filtered water. Integrated bin store. Space for appliances. Double glazed Bi-folding doors to rear aspect overlooking garden. Double glazed windows to rear & side aspect. Opening to:

### LIVING/DINING ROOM 24' 11" x 11' 2" (7.6m x 3.4m)

Double glazed Bi-fold doors to rear aspect overlooking garden. Double glazed windows to front & side aspect. Radiator.

### THE SNUG/BEDROOM 4 14' 1" x 8' 6" (4.3m x 2.6m)

Double glazed windows to side & front aspect. Radiator.

### SHOWER ROOM 8' 6" x 5' 11" (2.6m x 1.8m)

Newly fitted bathroom suite that's fully tiled with free walk in shower. Wall mounted vanity unit with free standing bowl sink above. Fitted wall mirror with bluetooth connection and lighting. Heated towel rail. Low level WC. Double glazed window to side aspect.

### UTILITY ROOM

Space for washing machine, tumble dryer and storage. Double glazed window to side aspect. Electric meter.

### FIRST FLOOR LANDING

Light and airy with double glazed window to front aspect. Loft hatch access. Storage cupboard. Doors off to:



Honesty | Trust | Compassion

