



SWAYLANDS CLOSE

BULLEN ROAD, PO33 1FA

£575,000
FREEHOLD

Situated within an exclusive GATED development this FOUR bedroom DETACHED HOUSE is located on the outskirts of Ryde and close to Seaview. Built to a high standard and offering EASY LIVING with a DOUBLE garage and LARGE garden. Newly painted inside and out! CHAIN FREE.

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SALES & LETTINGS

SWAYLANDS CLOSE

- 4 bedroom (2 en suites) • Open plan living • Large garden and double garage • Gated development



THE ACCOMMODATION WITH APPROXIMATE MEASUREMENTS

DOUBLE GLAZED DOOR TO

HALLWAY

Oak flooring and underfloor heating. Cupboard housing Vaillant boiler and water tank. Under floor heating controls. Under stairs storage cupboard. Stairs to first floor with glass baluster. Doors to:

CLOAKROOM

Triple glazed window to front aspect. Hand basin. Low level WC. Under floor heating.

KITCHEN 11'8" x 10'4" (3.56 x 3.15)

Beautifully fitted high spec white gloss kitchen with matching wall, base and drawer units and matching Island.

Fitted appliances include hob with feature extractor over, dishwasher, washing machine, waste bins and double oven. Stainless steel sink and drainer. Triple glazed windows to front aspect. Under floor heating. Open plan to:

LOUNGE/DINER 23'2" x 16'5" (7.06 x 5)

Under floor heating. Triple glazed windows and French doors to the extensive enclosed garden. TV point. Wall lights.

STAIRS TO FIRST FLOOR

LANDING

Triple glazed window to side aspect. Under floor heating. Storage cupboard. Doors to:

MASTER BEDROOM 13'5" x 8'0" (4.09 x 2.44)

Triple glazed window to rear aspect. Under floor heating. Door to:

EN SUITE

Triple glazed window to rear aspect. Hand basin. Shower cubicle. Low level WC. Tiled flooring.

BEDROOM 12'2" x 9'8" (3.71 x 2.95)

Double glazed French doors to front aspect. Under floor heating. Built in wardrobe. Door to:

ENSUITE

Triple glazed window to front aspect. Low level WC. Hand basin. Shower. Tiled flooring. Under floor heating.

BEDROOM 6'2" x 7'2" (1.88 x 2.18)

Triple glazed window to front aspect. Under floor heating.

BEDROOM 8'8" x 11'1" (2.64 x 3.38)

Triple glazed window to rear aspect. Under floor heating.

BATHROOM

Triple glazed window to side aspect. Bath with shower attachment and glass screen. Hand basin with vanity storage. Low level WC. Tiled flooring. Under floor heating.

OUTSIDE

REAR:

Large "L" shape garden mainly laid to law. Borders of mature shrubs and trees. Gate to side aspect.

Outside power.

FRONT

Ample parking. Lawn area with shrubs

GARAGE:

Double garage with up and over door.

ADDITIONAL INFORMATION

Council tax band "E"

Fee for the private access, electric gates, the use of electric, liability insurance and DARES tank emptying. Invoices are divided by the home owners.



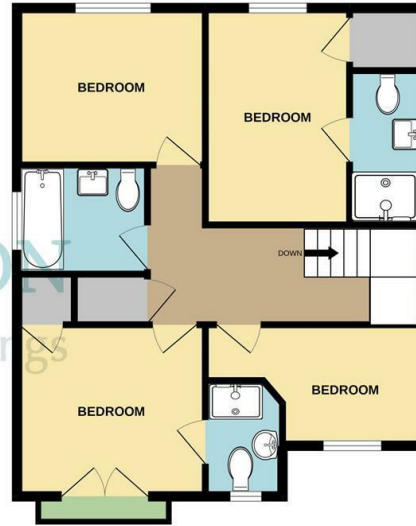
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GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1510 sq.ft. (140.2 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			
England & Wales		EU Directive 2002/91/EC	

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