



FAIRWAYS RYDE HOUSE DRIVE , PO33 3FF

£660,000
FREEHOLD

A LARGE spacious and versatile 2/3 bedroom, individually designed detached bungalow. Situated on the edge of the golf course and with views across the greens. Wrap around mature gardens with mature planting and situated close to bus routes and a short walk into town.

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FAIRWAYS RYDE HOUSE DRIVE

- 2/3 bedroom detached bungalow
- Spacious versatile rooms
- Wrap around mature gardens
- Garage and ample parking
- Quiet position



The accommodation with approximate measurements

Door to

Hallway

Large spacious hallway, which serves all rooms. Two radiators. Loft access. Cloaks cupboard. Double Airing cupboard with wall hung Vaillant boiler. Door to garage. Doors to:

Lounge 19'9" x 12'10"

Two radiators. Features hearth and mantle and room for a feature fire. Large double glazed windows to front aspect.

Kitchen 20'4" x 10'5"

A good selection of wall, base and drawer units. Fitted electric oven, gas hob and extractor over. Stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for washing machine, tumble dryer, and fridge freezer. Double glazed window to rear aspect. Door to rear covered porch. Radiator.

Dining room/ bedroom 3 13'8" x 9'8"

Double glazed window to rear aspect. Radiator. Window to hallway.

Bedroom 12'5" x 13'3"

Double glazed window to front aspect. Radiator. Built in wardrobes and vanity storage. Door to:

En suite 10'0" x 5'6"

Double glazed window to front aspect. Shower

cubicle. Hand basin. Low level WC. Bath. Part tiled. Heated towel rail.

Bedroom 14'11" x 14'0"

Double glazed window to rear aspect. Radiator. Door to

Ensuite 8'2" x 5'5"

Double glazed window to side aspect. Low level WC. Handbasin. Oversize shower cubicle. Part tiled.

Cloakroom

Double glazed window to rear aspect. Low level WC. Hand basin. Radiator.

Outside

Rear

Wrap around garden mainly laid to lawn. Mature trees, shrubs and plants. Greenhouse. Shed. Outside power point. Outside tap.

Front

Mainly laid to lawn with mature flower beds and ample parking space.

Garage 4.89 x 6.60 (max)

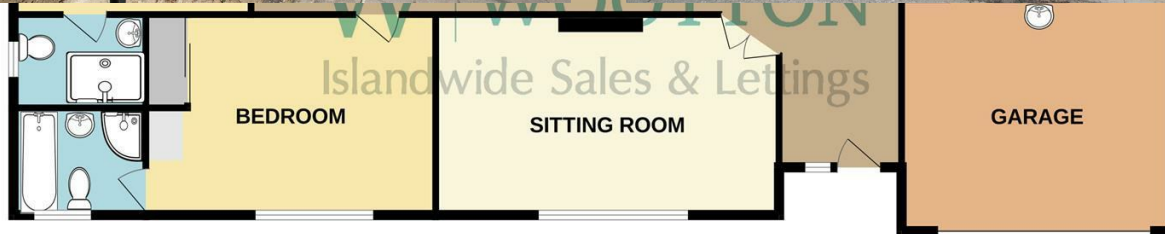
Electric up and over door. Power and light. Double glazed windows to side aspect. Hand basin. Door to hallway

Council Tax Band "F"



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TOTAL FLOOR AREA: 1723 sq.ft. (160.1 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
		67	EU Directive 2002/91/EC

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