



## 82 NEWNHAM ROAD

RYDE, PO33 3TF

£550,000  
FREEHOLD

SOMETHING RATHER BEAUTIFUL. A stunning 4 bedroom chalet style bungalow set on a good size plot and large garden backing onto fields with a big GARDEN CABIN with ANNEXE potential. Ideally located, this home offers 2 - en-suites with a stylish master suite. Beautiful open kitchen/diner with bi-fold doors leading to the rear garden.

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# 82 NEWNHAM ROAD

- 4 good size double bedrooms - 2 en-suite
- Open plan kitchen diner opening to garden
- Immaculate throughout
- Bloc paved driveway and parking for three vehicles
- Gated side access to garden
- Room to store a motor home / tourer behind gates
- Large home office / workshop / garden cabin / annexe potential
- Luxurious, first floor master bedroom
- Convenient for reaching Ryde and Newport
- Desirable location backing onto fields



## THE ACCOMMODATION WITH APPROXIMATE MEADUREMENTS

### PORCH.

Wooden door to hallway

### LARGE HALLWAY

Tiled flooring. Radiator. Storage cupboard.

### LOUNGE 14'0" x 12'9"

Double glazed bay window to front. Radiators. Wood effect flooring. Log burner in fireplace.

### KITCHEN/DINER 25'2" x 12'3"

Double glazed windows to rear. Double glazed bi-fold doors leading to garden. Wood effect flooring. Radiators. Kitchen comprises of stylish floor units. Bosch Ovens x2. Gas hob with extractor over. Large built in stainless steel sink with a mixer tap and instant boiling water. Built in dishwasher. Built in fridge.

### UTILITY ROOM

Double glazed windows to side. Wall and floor unit. Space and plumb for washing machine and dryer. Wood effect flooring,

### OPEN HALLWAY 13'11" x 9'10"

Double glazed window to side. Side access. Beautiful wooden solid oak and glass staircase to 1st floor.

### BEDROOM 11'10" x 10'7"

Double glazed window to front. Radiator. Cupboard housing boiler. Wood effect flooring.

Dressing room.

Window to front. Wood effect flooring.

En-suite

Double glazed window to front. Basin. Low level W.C. Shower cubicle. Heated towel rail. Wood effect flooring.

### BEDROOM 10'6" x 10'6"

Double glazed window to side. Wood effect flooring. Radiator.

### BEDROOM 10'6" x 8'9"

Velux window. Radiator. Wood effect flooring.

### DOWNSTAIRS SHOWER ROOM.

Double glazed window to side. Large shower. Basin. W.C. Tiled flooring. Heated towel rail.

### 1ST FLOOR

Landing with Velux window. Radiator.

### BEDROOM 14'6" x 12'4"

Double glazed windows to rear with far reaching rural views. Double glazed windows to front. Radiator. 'Feature raised 'roll top' bath. Under eaves storage.



Dressing room

En-suite

Basin. Low level W.C.

### GARDENS

Rear Garden -

Gated access to the side leads to a generous size garden which BACKS ON TO FIELDS and is mainly laid to lawn and also boasts a patio area leading from the kitchen / diner. Mature shrubs and hedging. Large impressive garden cabin, upvc glazed entrance, french doors leading to the garden. This provides a great opportunity to utilise as additional living space, a work shop, or a home office. There is also a log store to the side of the property and an outside tap.

Front -

Driveway - To the front of the property, a block paved driveway provides parking. Double Wooden gates provide the option for an additional enclosed parking space and room to store a motor home / tourer behind the gates.

Additional Details - Tenure: Freehold

Council Tax Band: D

Services: Mains water and drainage, gas central heating, electricity

## 82 NEWNHAM ROAD



GROUND FLOOR  
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1659 sq.ft. (154.1 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

	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	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements