



131 Marlborough Road, Ryde, Isle of Wight, PO33 1AR

**Guide Price £500,000**





This beautiful 3/4 bedroom detached house has been beautifully finished with high end fittings to provide a wonderful family home. Situated in a convenient location, viewing is highly recommended to appreciate what this immaculate home and pristine garden has to offer. The house is being offered CHAIN FREE!

#### An immaculate and modern stylish home

Located in an excellent position, close to many amenities including a large supermarket and only a short drive to Nettlestone and the Mermaid Distillery. The highly acclaimed private Ryde School is approximately 7 minutes drive away. Owned since new, 9 years ago, this home has been improved and upgraded with high end fittings, and includes 3/4 bedrooms, an expansive open plan living/dining/kitchen, utility room, two bath/shower rooms and a separate sitting room. Bi-fold doors open to the garden terrace that overlooks the pristine garden with its tree canopy on two sides which ensures peace and quiet when relaxing in this gorgeous home and garden. Must be viewed and with the bonus of being chain free.

#### Interior

A wonderful light and spacious house with neutral decor and high specification stylish features throughout including a staircase with glass panel balustrades, oak doors, underfloor heating beneath Karndean flooring throughout the ground floor and in the upstairs bath/shower rooms. Extended in 2019 to give a larger sociable area both inside and continues out onto the terrace, it has been thoughtfully designed with the outside addition clad in cedar with aluminium fascias. A fantastic place for family, friends and social gatherings.

#### Ground Floor:

Entering into the porchway which has an opaque window with the 'etched' house number, that gives light through the hallway. Off here is a convenient cloakroom and under the staircase are two bespoke pull out shoe drawers and a cupboard with useful hanging space. A separate utility room has space and plumbing for a washing machine and tumble dryer and also houses the gas boiler, a sink, plenty of storage cupboards and also gives access to the garden. The bright and sunny sitting room overlooks the drive and is a calming space to relax in with underfloor heating beneath the carpet.

The outstanding feature of this home is the open plan living/dining/kitchen. This stylish space has a Scavolini kitchen in taupe which includes integrated Neff appliances such as 5 ring gas hob, double oven, dishwasher and tall larder storage as well as a Quooker hot/cold tap. The wall units have pull up hinged doors, base units with a multitude of pan drawers and a mirrored glass splash back along one wall, make this a sumptuous kitchen. There is an breakfast bar/island for at least three people to sit at, keeping the sociable aspect this room generates. There is space for a large 'American' style fridge freezer, a family sized dining table and the rear of the room has bi-fold doors opening to the terrace allowing full views of the garden.





#### First Floor:

This level has the access hatch to the loft, 3/4 bedrooms, one ensuite, and a family bathroom.

A wide bright hallway leads off to two double bedrooms, one with an ensuite shower room that has a fully tiled shower cubicle. There is a third single bedroom and the fourth is currently utilised as a dressing room. The generously sized family bathroom not only has a bath but a separate tiled shower cubicle and wall hung basin with 'touch' light up mirror above.

#### Exterior

A wide shingle driveway with comfortable parking for 4 cars stretches across the front of the property with an easily maintained grassed area and hedging. There is access either side of this contemporary home to the rear garden.

This secluded east facing rear outside space has been beautifully enhanced with a porcelain tiled terrace that has glass panels and steel uprights and this area catches the sun in the morning until late afternoon. At the furthest part of the there is a another patio with a pergola, space for a hot tub beneath, along with a seating area that holds the evening sun, making this a perfect garden for all times of the day. Within this quiet outside space, surrounded by neighbouring trees and bird song, is a large lawned area bordered by mature plants and bushes along with an impressive ornamental plum tree. Throughout the garden are outside electrical plug sockets and an outside tap.

#### Ryde

Ryde is a vibrant seaside town on the north-east coast of the Isle of Wight with expansive sands revealed at low tide. There are direct services to the mainland with a regular foot passenger catamaran service, which takes 22 minutes as well as a Hovercraft service, lasting 10 minutes, to Southsea. There are great bus routes to the rest of the Island and the train line reaches from the end of the pier (the fourth longest in the UK) to Shanklin, Sandown and Brading. There is a plethora of bars and restaurants and entertainment venues within the town and it is a focal point for various events throughout the year including the famous August Bank Holiday scooter rally.

#### Further Information

Tenure: Freehold

EPC: B

Council tax band: E

Gas central heating via Vaillant boiler

Underfloor heating throughout ground floor and bathrooms

Mains electricity, gas, water and sewerage

Double glazed throughout

Broadband: Superfast in the area

Loft is fully boarded with a pull down ladder, light source, back up hot water cylinder and connectivity for any future solar panels.



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

**Ground Floor**  
Approx. 89.2 sq. metres (960.6 sq. feet)



**First Floor**  
Approx. 68.1 sq. metres (733.1 sq. feet)



Total area: approx. 157.4 sq. metres (1693.7 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk Plan produced using PlanUp.

**131 Marlborough Road, Ryde**