



Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.



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Fox & home

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156 Sylvan Drive

Newport, PO30 5EG

£345,000

Situated on a popular estate, close to schools for all ages and just a short walk from town, this detached three bedroom family house must be sold, and we therefore invite offers. Benefits include gas central heating, UPVC double glazing, a garage and good sized rooms. Chain free.





Covered front door to:

Entrance Hall:

Door off to all rooms, including the garage. Radiator. Stairs to first floor.

Cloakroom:

Low level WC. Wash hand basin. Radiator.

Kitchen: 10'0" x 9'4" (3.05m x 2.84m)

Fitted with a range of floor and wall units with easy wipe work surfaces. Stainless steel sink unit with mixer tap. Inset oven, gas hob and extractor. Space for dishwasher, fridge and washing machine. Radiator. Door to rear garden. UPVC double glazed window to the rear. Tiled floor.

Dining Room: 12'4" (into bay) x 9'0" (3.76m (into bay) x 2.74m)

A very useful separate reception room with UPVC double glazed bay window to the front. Built-in understairs cupboard. Radiator.

Living Room: 13'9" x 12'4" (4.19m x 3.76m)

A good sized living room with the focal point being a stone fire surround with inset gas fire. Two radiators. UPVC double glazed windows and doors to:

Conservatory: 12'1" x 8'6" (3.68m x 2.59m)

A lovely addition to the home with UPVC double glazed windows to all sides and doors leading to the garden. Radiator.

First Floor

Landing:

Spacious landing with doors off to all rooms. Access to loft. Cupboard housing boiler.

Bedroom One: 12'3" x 11'6" (3.73m x 3.51m)

Double bedroom with UPVC double glazed windows to the rear. Built in wardrobes. Radiator. Door to:

Ensuite Shower Room:

Freestanding shower cubicle, pedestal wash hand basin and low level WC. Radiator. UPVC double glazed window to the rear.

Bedroom Two: 12'10" (into bay) x 11'6" (3.91m (into bay) x 3.51m)

Another double bedroom with a pleasant UPVC double glazed bay window to the front. Radiator.

Bedroom Three: 12'10" (into door recess) x 11'6" (3.91m (into door recess) x 3.51m)

Another good sized double bedroom. UPVC double glazed window to the front. Radiator.

Bathroom:

Suite comprises: Panelled bath, pedestal wash hand basin. freestanding shower cubicle and low level WC. Radiator. UPVC double glazed window to the rear.

Outside

Garage:

Larger than average garage with personal door into the house. Driveway provides extra parking space.

Gardens:

Lawned front garden. The rear garden has a patio, raised deck and raised area.

Tenure: TBC

EPC: TBC

Council Tax: Band D

Sell with Fox & home

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Council Tax Band: Band D EPC Rating:

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