Guide Price £285,000

56 COLENUTTS ROAD, RYDE, ISLE OF WIGHT, PO33 3HS

Seafields

BEAUTIFULLY PRESENTED HOME WITH IMPRESSIVE GARDENS!

A truly delightful DETACHED HOUSE which must be seen within to appreciate all that is on offer. Blending ample style with modern comforts, the very well proportioned accommodation comprises a charming front sitting room, separate dining room with open plan aspect into the quality fitted kitchen/breakfast room, plus a utility/downstairs w.c. The first floor offers 3 BEDROOMS and a large modern shower room with further benefits including GAS CENTRAL HEATING, double glazing throughout, a super fully enclosed REAR GARDEN (a real gardener's delight) plus an off-street PARKING BAY. Located within a quiet residential lane on the outskirts of Ryde town, the property is a short walk from local convenience stores, bus route, schools and the nearby countryside, as well as an easy stroll (or short drive) into town with its choice of shops and amenities, beautiful beaches and mainland ferry links. Offered as CHAIN FREE and 'ready to move into', we would highly recommend an early visit to avoid disappointment.

ACCOMMODATION:
Accessed via the side of the property, a double glazed door to:

HALLWAY:
A welcoming hall with wood laminate flooring and radiator. Carpeted stairs to first floor with deep storage/cloaks cupboard below. Timber doors to Sitting Room and Dining Room (with attractive 'art deco' chrome handles - which is a continued theme throughout the property.

SITTING ROOM:
A charming front room with continuation of wood flooring. Feature fireplace with inset coal effect fire. Large double glazed bay window to front elevation. Radiator.

DINING ROOM:
A second reception with double glazed window to side. Continuation of wood laminate flooring. Radiator. Open aspect through to:

KITCHEN/BREAKFAST ROOM:
A very smart modern kitchen comprising range of grey wall and base units with solid wood work surfaces incorporating inset stainless steel sink unit. Breakfast bar. Integrated appliances include electric double oven; induction hob with contemporary extractor fan over and slimline dishwasher. Space for large fridge/freezer. Wall mounted 'Glow worm' gas boiler. Double glazed windows to side and rear elevation. Radiator. Double glazed door to outside. Door to:

UTILITY ROOM/WC:
Comprising work surface with inset sink unit plus wall and base units. Space and plumbing for washing machine. Low level w.c. Heated towel rail. Double glazed window to rear.

FIRST FLOOR LANDING:
A carpeted landing with double glazed window to side. Radiator. Doors to:

BEDROOM 1:
Large comfortable carpeted double bedroom with 2 x double glazed windows to front offering some countryside views. Radiator.

BEDROOM 2:
A second carpeted bedroom with double glazed windows to side. Radiator.

BEDROOM 3:
A third carpeted bedroom with double glazed window over-looking rear garden. Radiator.

SHOWER ROOM:
A large room comprising modern white suite of large walk-in shower cubicle; vanity wash hand basin and low level w.c. Heated towel rail. Non-slip flooring. Extractor fan. Double glazed window to side.

GARDEN:
The well maintained, large established garden is fully enclosed and comprises a raised paved patio area - perfect for al fresco dining - with the rest being mainly laid to lawn with an array of mature trees and shrubs. Gated access to both sides.

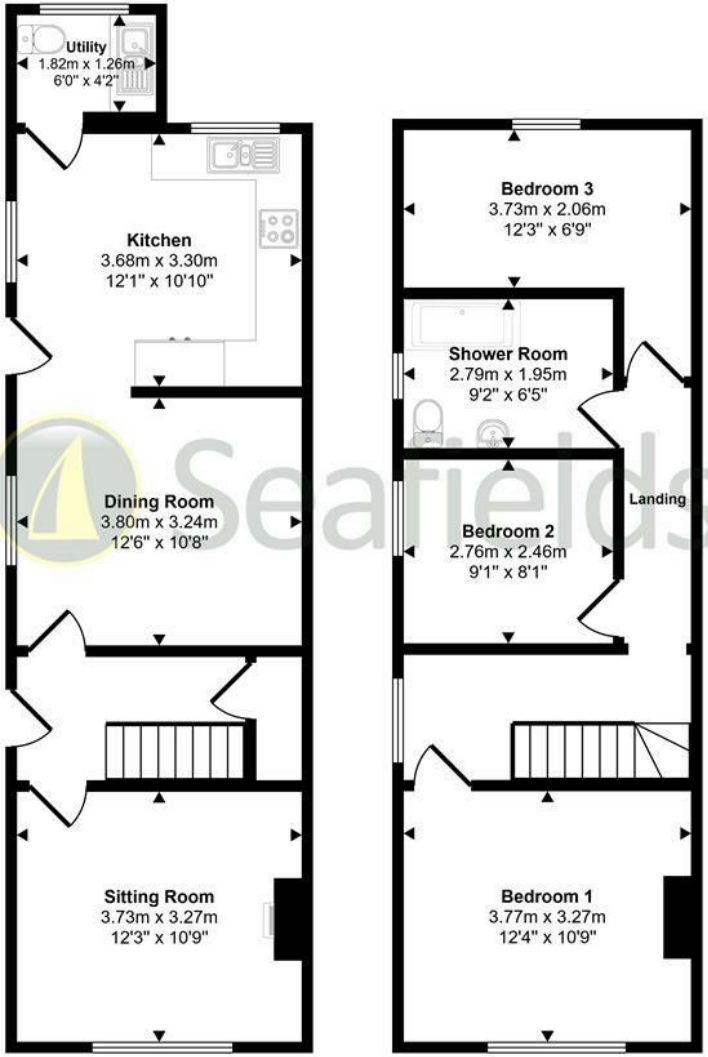
DRIVEWAY:
There is an off-street parking bay to front of property.

TENURE:
Freehold

OTHER PROPERTY FACTS:
Conservation Area: No
Council Tax Band: D
EPC Rating: D
Flood Risk: Very low
Utilities: Mains gas, electrics, water.
Owner's Situation: Chain Free

DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

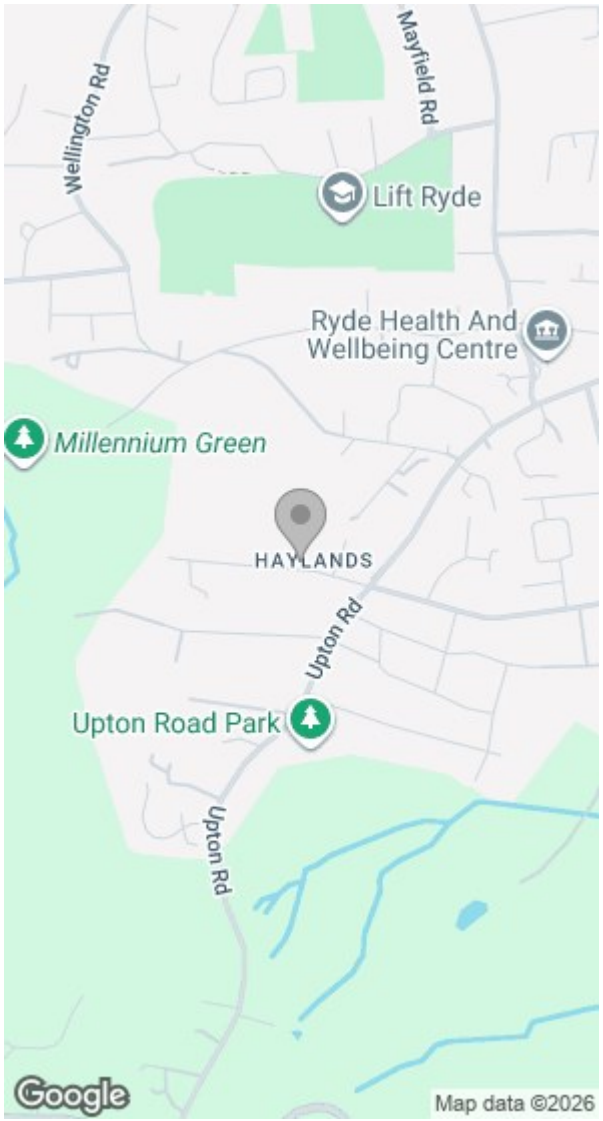
Approx Gross Internal Area
92 sq m / 987 sq ft

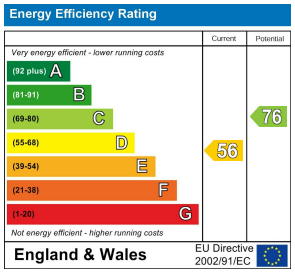


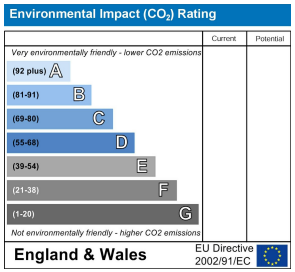
Ground Floor
Approx 47 sq m / 505 sq ft

First Floor
Approx 45 sq m / 482 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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