



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

2, Royal Walk

Ryde, Isle of Wight PO33 1NL



£475,000
FREEHOLD



Situated within a highly sought-after area within close proximity to the beach, this stunning fully refurbished three-bedroom bungalow offers spacious accommodation throughout and boasts ample driveway parking and a rear garden.

- Stunning detached bungalow
- Modern finishes throughout
- Highly sought-after area
- Three double bedrooms
- Walking distance to the beach and park
- CHAIN FREE
- Block paved driveway with garage
- Reconfigured and fully refurbished
- Delightful front garden and south-facing rear garden
- Close to local amenities

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Completely transformed by the current owners of twelve years, this stunning bungalow boasts a wonderful extension to the rear of the property to create a spacious kitchen-diner and accommodation has been beautifully reconfigured to allow for three double bedrooms, a spacious family bathroom, and a porch. Completely rewired, the property also benefits from the installation of efficient gel-filled electric radiators, all windows have been replaced with double glazing and all old pipework has been upgraded. Externally, the soffits and fascias were replaced and the garden has been completely landscaped with a stunning flagstone patio and a lawn. At the front of the property is a large block paved driveway with ample parking and a beautiful flagstone pathway which leads to the front door. Offering glimpses of the sea through the trees from the front elevation, the property is located within a quiet cul-de-sac in a highly desirable area with convenient footpaths to the beach and nearby park.

This beautiful bungalow is located just a short distance from Ryde town and the famous sandy beaches of Appley which are easily accessed. The Esplanade provides the perfect backdrop for a relaxing seaside stroll with the historic Appley Tower and tree-filled park which provides pleasant shady picnic spots as well as a number of family activities to enjoy including tree-climbing experiences, a well-equipped playground and a paddling pool. Ryde Seafront offers a whole host of family entertainment such as Ryde Superbowl and the Boating Lake. The town centre is conveniently located just a short drive from the property and benefits from a range of High Street amenities. Additionally, Ryde and nearby Fishbourne provide regular mainland ferry links. The charming, highly regarded village of Seaview is also just a short car journey from the property boasting further local amenities and some highly regarded places to eat, such as The Seaview Hotel. Seaview's fantastic Edwardian promenade enjoys beautiful views across the Solent, family-friendly sandy beaches and the renowned Seaview Yacht Club.

The property comprises a porch leading into the entrance hall providing access to the spacious kitchen-diner, lounge, three double bedrooms, and the family bathroom.

Welcome to 2 Royal Walk

Perfectly framed by a small, grassed lawn with flower beds and a flagstone pathway which leads up to the front door. At the side of the property is a single garage with an up and over door and a timber fence integrating a gate to the rear garden.

Porch

A glacial green UPVC front door leads into a handy porch space. Grey wood effect laminate flooring flows from here into the entrance hall and provides ample space for shoes and coats.

Entrance Hall

extending to 12'07 max (extending to 3.84m max)

This spacious entrance hall benefits from neutral décor and continues the flooring from the porch. This spacious area hosts a cupboard and the loft hatch with a ladder leading to a partially boarded and fully insulated loft space.

Lounge

14'05 x 10'06 (4.39m x 3.20m)

Boasting a large window to the front aspect with views over the front garden and a transom window to the side, this stunning room hosts neutral carpets and sage green painted walls with a foliage patterned wallpaper feature wall. Glazed French doors lead into the entrance hall.



Kitchen - Diner

Making fantastic use of the rear extension, this impressive kitchen-diner boasts natural light from the window to the rear aspect and the large patio doors to the garden. Solid wood flooring flows through this space which matches perfectly with the neutral base and wall cabinets. Boasting under-counter lighting illuminating the neutral and duck egg blue tile splashback, this kitchen provides a beautiful matching countertop integrating a stainless-steel sink and drainer and electric hobs with a stainless steel cooker hood over. The base cabinets integrate a dishwasher, electric oven and a microwave grill as well as offering an alcove for an American style fridge freezer and ample storage. This room benefits from space for a dining table plus there is a utility cupboard tucked away which provides a place for a washer and a dryer.

Bedroom One

13'04 x 10'09 (4.06m x 3.28m)

Benefitting from a large window to the front aspect, this beautiful bedroom has a neutral textured carpet which complements the light blue walls and the neutral textured patterned feature wall. This room offers ample space for bedroom furniture.

Bedroom Two

10'06 x 9'11 (3.20m x 3.02m)

Providing ample space for bedroom furniture, this fantastic double bedroom benefits from a window to the side aspect with views over the patio, and a neutral plush carpet.

Bedroom Three

13'03 x 6'10 (4.04m x 2.08m)

The smallest of the three rooms offers a window to the rear aspect and has neutral carpet and walls with a pink feature wall.

Family Bathroom

Having been reconfigured to accommodate this contemporary bathroom, this room benefits from a bath with a shower attachment plus a separate corner shower cubicle with a rainfall showerhead, smaller shower attachment, and controls. A dual-flush w.c, a large vanity hand basin with storage under, a chrome heated towel rail, a shaver socket, and an extractor fan can also be found here. Neutral floor tiles and a mid-rise white tile surround with a mosaic strip border with a grey wall colour above finish this room. An obscure glass window to the side aspect floods the room with natural light.

Rear Garden

This stunning south facing garden has been beautifully landscaped providing a large flagstone patio area which basks in the sun all day. This spacious patio offers a shed and side access to the driveway at the front of the house as well as access to the garage. A raised bed with shrubs finished with bark occupies the fence line on one side. A few steps up from the patio is a lovely, grassed area which is surrounded by different types of hedgerows and encourages the wildlife to the garden. The garden also offers additional access to the adjacent side of the property. Situated within a peaceful location, the garden enjoys lots of local wildlife visitors including blue tits, sparrows, red squirrels, and more.

Driveway and Garage

At the front of the property is a spacious block paved driveway with parking for up to three vehicles. Matching the front door, the garage exhibits a glacial green up and over door and offers ample space for storage or additional parking for a small car.

2 Royal Walk provides a fantastic opportunity to acquire a fully refurbished three-bedroom bungalow within a close proximity to the beach and local amenities. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

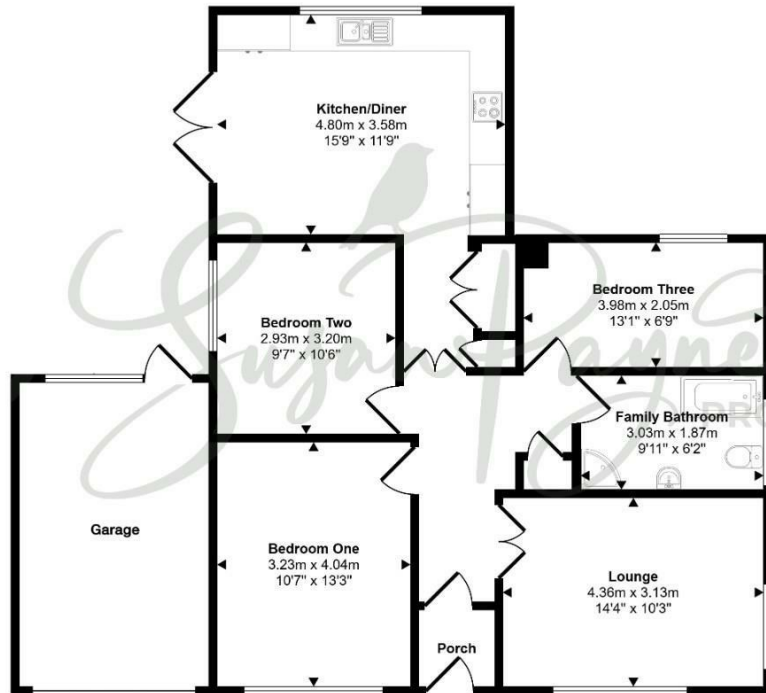
Additional Details



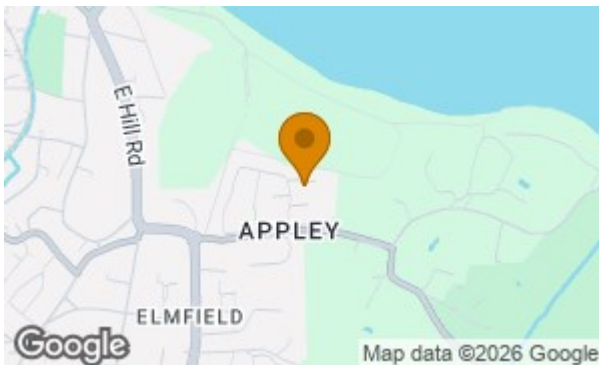
Tenure: Freehold | Council Tax Band: D | Services: Mains water and drainage, electricity



Approx Gross Internal Area
85 sq m / 917 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.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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