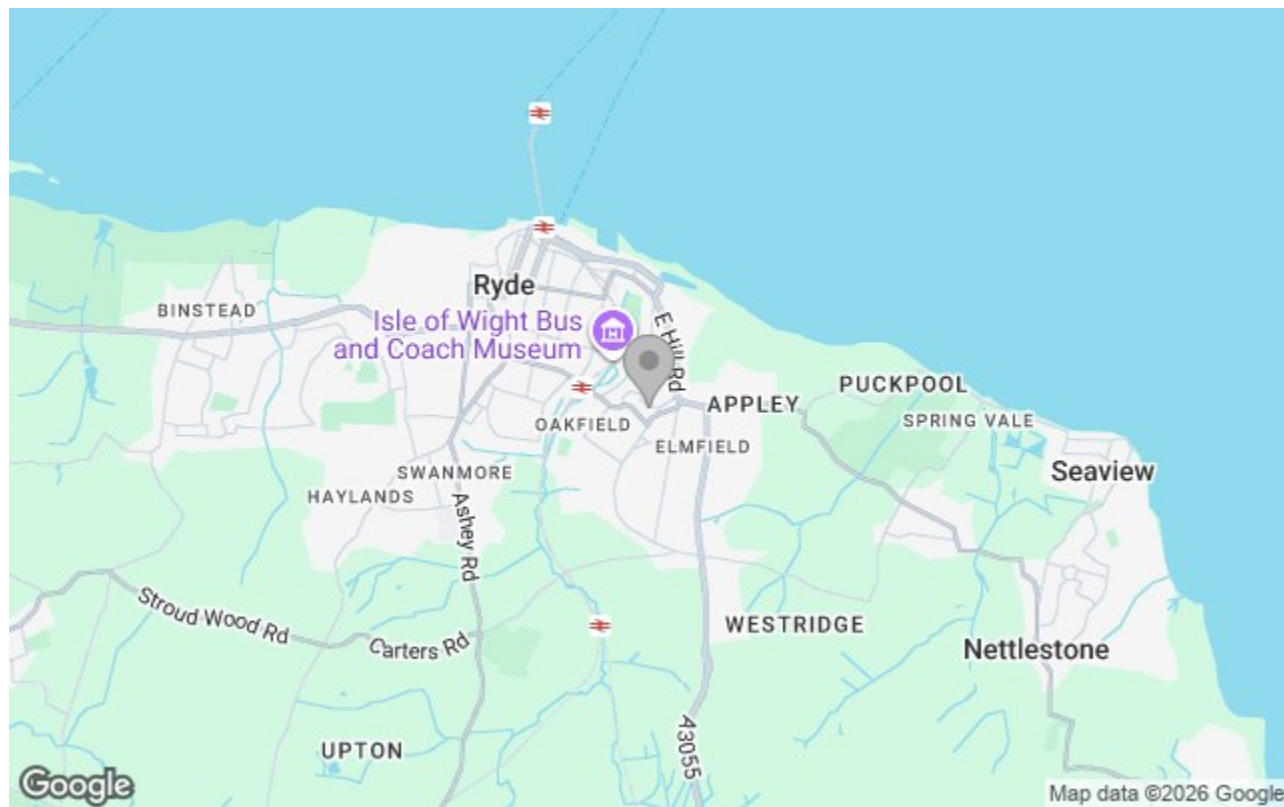




Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.



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Fox & home

182 High Street

Ryde

PO33 2PN

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Shoal Waters, 135 West Hill Road

Ryde, PO33 1LW

£550,000

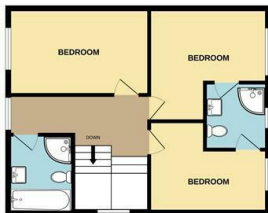
Situated in a popular residential location, this beautifully presented, stylish family home has been extended and upgraded in recent years and now offers a spacious open plan living/kitchen area plus a separate lounge, four bedrooms, 3 bathrooms and a stunning outdoor space which includes a games room, outdoor kitchen, swimming pool and jacuzzi. Other benefits includes a large driveway to the front proving ample parking, gas central heating, double glazing and quality oak doors throughout.

The property is just a short walk from Appley Park and Ryde Esplanade and is close to all local amenities including shops, schools and transport links.

Viewing is highly recommended to appreciate the quality features this beautiful property has to offer.



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1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency on the plans.
Made with Metrepro 12/2018

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Approached via a covered entrance porch.

Composite front entrance door with glazed side panels to:

Spacious Entrance Hallway: 11'10" x 11'9" (3.61m x 3.58m)

A welcoming space with part panelled walls. Radiator. Stairs to first floor. Glazed oak door to Kitchen area.

Cloakroom Off:

With low level WC and wash hand basin.

Open Plan Kitchen/Living Area: 26'1" x 25'4" max (7.95m x 7.72m max)

A perfect space for family and socialising, the kitchen is extensively fitted with stylish cabinetry and quartz work surfacing and includes a large central island and breakfast bar. Inset sink unit with 'Quooker' tap and 'Insinkerator', three eye level electric ovens plus a microwave cooker, induction hob, 2 integrated dishwashers, a full height integrated fridge and freezer, wine cooler plus an appliance garage to house all the appliances you don't want cluttering up the worktops. The dining and living area has 3 large skylights and bifold doors across the back of the house which fills the room with natural light. Double doors to the living room.

Utility Room: 8'4" x 5'1" (2.54m x 1.55m)

With fitted base units and solid wood worktops. Butler sink and tiled splashbacks. Built in full height cupboard. Integrated washing machine and space for dryer. UPVC double glazed window to side. UPVC double glazed door to garden.

Living Room: 20'10" x 11'10" (6.35m x 3.61m)

A spacious and elegant room which has windows to the front and side, again providing plenty of natural light. Modern wall mounted fireplace with bespoke shelving to the recess. Radiator.

Bedroom Four/Playroom: 14'1" x 9'5" (4.29m x 2.87m)

A versatile space that would be ideal as a guest room or working from home space.

Ensuite Shower Room:

With tiled shower cubicle, wash hand basin and low level WC. Heated ladder towel rail.

First Floor:

Spacious Landing:

With loft access. UPVC double glazed windows to the side and front making it very light and airy.

Master Bedroom: 12'0" x 11'8" (3.66m x 3.56m)

With panelled feature wall. UPVC double glazed window to the front. Radiator.

Bedroom Two: 11'9" x 9'0" plus recess (3.58m x 2.74m plus recess)

With UPVC double glazed window to the rear. Radiator.

Bedroom Three: 9'3" plus recess x 9'0" (2.82m plus recess x 2.74m)

With UPVC double glazed window to the rear. Radiator.

Shower Room:

Accessed from Bedroom Two and Bedroom Three with a quadrant shower, low level WC and sink unit with drawers under. Heated ladder towel rail. UPVC double glazed window to the rear.

Family Bathroom:

Fully tiled with freestanding bath, shower cubicle, wash hand basin with cupboard under and low level WC. UPVC double glazed window to the front.

Outside:

To the front of the property is a paved driveway providing ample parking with an EV charging point. Access to small Garage with electric door, suitable for storage.

A perfect area for entertaining, the house boasts a landscaped rear garden with patio area and artificial lawn. Lovely views across the town of Ryde. Outdoor kitchen with stainless steel appliances and bar area. Sunken seating area. Hot Tub and swimming pool!!

Garden Games Room: 15'0" x 12'2" (4.57m x 3.71m)

An ideal space for a gym or separate office.

Tenure: Freehold

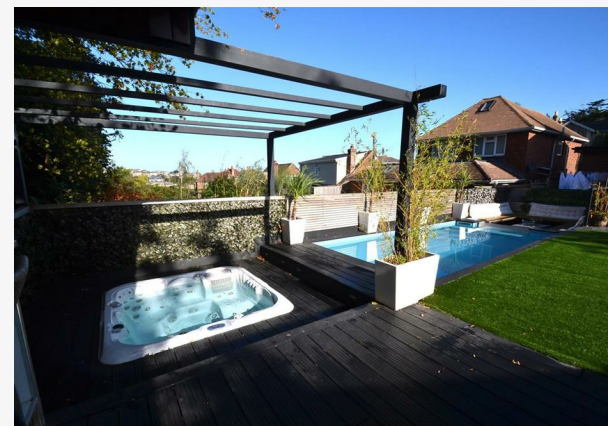
EPC: C

Council Tax Band: D

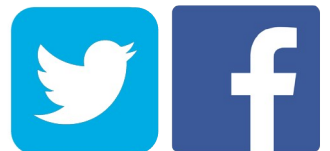
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