



Guide Price £495,000
11 WEST HILL ROAD, RYDE, ISLE OF WIGHT, PO33 1LA



A MOST IMPRESSIVE, SURPRISINGLY SPACIOUS VICTORIAN VILLA!

Welcome to 11 West Hill Road, a very generously proportioned 4 BEDROOM home offering such character and charm (including attractive fireplaces, timber flooring and period style radiators), blended with modern luxuries. The superbly presented accommodation includes a dual aspect 'double' reception room plus a separate airy and bright stylish modern kitchen/breakfast room. There are 4 BEDROOMS and 3 BATH/SHOWERS (one located on the ground floor). Additional benefits include gas central heating, timber floorboards (where specified), a wide off-street PARKING BAY and a very large, mature REAR GARDEN. Ideally situated a few minutes walk from the golden sands of Ryde, the local swimming pool and rowing club, plus a short distance to the main shopping area which boasts many independent retailers and eateries, this family home offers plenty of space and is very worthy of consideration. Ryde's passenger ferry links are also within walking distance - with the car ferry terminal being approximately 10-15 minutes' drive away. A truly charming CHAIN FREE home within such a convenient setting!

ACCOMMODATION:

A welcoming porch with a tiled floor and part glazed hardwood door leading to the hallway. Within the porch is an EV charger.

ENTRANCE HALL:

A spacious hallway with painted floorboards. Stairs to first floor with cupboards below - housing electric meter and consumer unit. Radiator. Doors to:

SITTING/DINING ROOM:

A particularly bright room of generous proportions and timber floorboards throughout. The sitting area offers double glazed front bay window. Radiators. Attractive fireplace with mantle and inset log burner. Fitted cupboards and shelving to one wall. The room is open to the dining area which has a double glazed window over-looking side garden. Radiator. Floor to ceiling book cases/shelves.

KITCHEN/BREAKFAST ROOM:

A generous kitchen/breakfast room with a modern fitted kitchen comprising base and eye level units in gloss white with contrasting work tops. Integral oven with gas hob and extractor hood over. 1.5 bowl stainless steel sink with drainer and mixer tap. Plumbing for washing machine and dishwasher. Ceramic tiled floor, Vaillant gas combination boiler. Radiators x 2. Ample natural light via double glazed windows and door to the side plus French doors to rear garden. Opening to:

LOBBY:

Small window to rear. Door to:

SHOWER ROOM/WC:

White suite comprising shower cubicle, wash hand basin and low level WC. Ceramic tiled floor.

FIRST FLOOR LANDING:

Smart landing with doors to:

BEDROOM 1:

A superbly proportioned bedroom with double glazed bay window to front. Attractive marble fireplace. Painted floorboards. Radiator.

BEDROOM 2:

A generous sized second bedroom double glazed window over-looking rear garden. Radiator.

BEDROOM 3:

Another good sized double bedroom - situated at the rear of the house - with double glazed window to side. Painted floorboards. Radiator. Period fireplace. Door to:

ENSUITE BATHROOM:

A large and impressive ensuite bathroom with luxury vinyl flooring. Suite comprising free standing 'claw feet' bath with mixer shower attachment, separate shower cubicle, low level w.c. and wall hung vanity unit with a circular wash basin. Fitted wall mirror. Stainless steel ladder style heated towel rail. Double glazed window to rear.

BEDROOM 4:

A single bedroom situated at the front of the house double glazed window. Painted floorboards and radiator.

FAMILY BATHROOM:

A family bathroom with a 'P'-shaped bath with shower over and screen; wall mounted vanity unit with a circular wash basin; low flush w.c. Double glazed windows x 2 to side. Heated towel rail. Part-tiled walls and luxury vinyl flooring.

GARDENS:

A large garden to the rear extending to approximately 130 feet with a lawned central area and trees and shrubs to the sides. Side access leads to a tiled patio area leading off the kitchen. Block paved driveway.

OTHER PROPERTY FACTS:

Council Tax Band D - 24/25 - £2433.67

Conservation Area - Yes

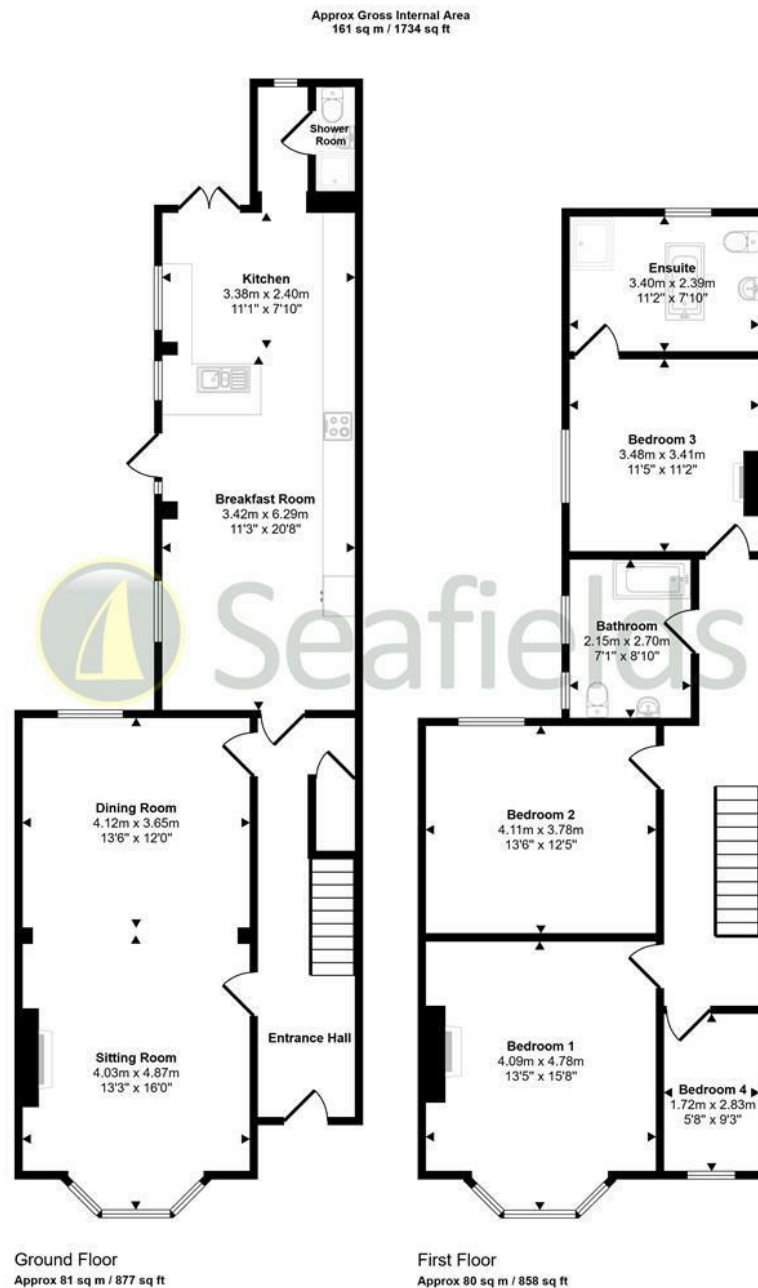
Listed: No

Flood Risk: High

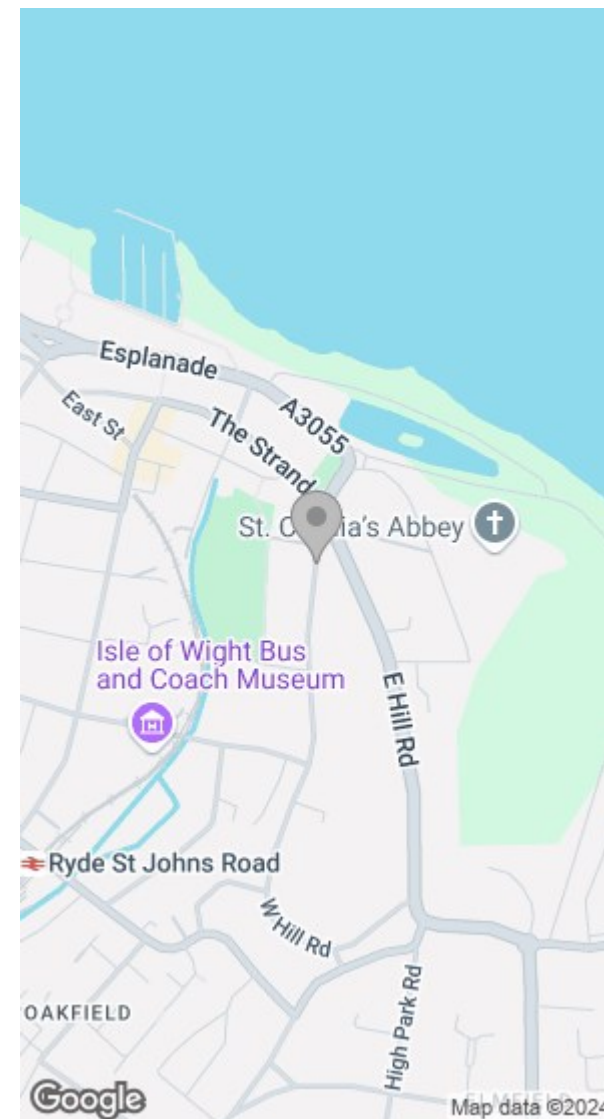
Solar Panels Fitted.

DISCLAIMER:

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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