



Guide Price £490,000

3 KING GEORGE V CLOSE, RYDE, ISLE OF WIGHT, PO33 3DE



EXQUISITE HOME OFFERING GREAT SPACE, QUALITY AND VERSATIILITY!

Set within the desirable King George V Close in Ryde, this splendid 2329ft DETACHED FAMILY HOUSE offers an exceptional blend of space, light, and quality finish - benefiting from many 'extras'. This beautifully presented home offers a large inviting hallway which opens to the versatile living accommodation including a stunning L-shaped kitchen/dining room, comfortable sitting room, and 2 further substantial reception rooms (one currently utilised as a games room) as well as a home office, downstairs w.c. and utility room. The first floor comprises 4 BEDROOMS (2 with en suite facilities) and a family bathroom. Outside, there is a good-sized wrap around lawned garden which also comprises an ideally positioned decked pergola to enjoy the evening sunshine. Further benefits include GAS CENTRAL HEATING, double glazing throughout, a large boarded loft, ample DRIVEWAY parking and an integral GARAGE/STORE. So convenient for access to the town centre, the long stretch of beaches, schools and excellent Island/mainland transport links, this home is perfectly positioned for those who appreciate both tranquillity and accessibility.

ACCOMMODATION:

Double glazed door to PORCH with double glazed sliding door and window (with electric black out blind) to:

ENTRANCE HALL:

A welcoming large and airy hall with laminate flooring. Stairs with carpeted runner to first floor. Radiator. Recessed down lighters Doors to:

SITTING ROOM:

A charming front reception room with double glazed window to front. Radiator. Laminate flooring. Fitted cupboards. Sliding multi-paned doors (giving open-plan option) into:

KITCHEN and DINING ROOM:

A stunning, airy and bright L-shaped room with quality fitted kitchen comprising range of cupboard and drawer units with white gloss work surface and inset sink unit. Appliances include large 5-ring Bosch hob plus Hotpoint electric double oven. Space for dishwasher and large fridge/freezer. Central 'isle' with more storage units, with quality wood effect work surface and breakfast bar area. Recessed down lighters. Designated dining area with ample space for large dining table and chairs. 2 x fitted larder cupboards. Radiators x 3. Opening to Hallway. Doors to Conservatories 1 and 2. Further door to Utility Room.

UTILITY ROOM:

A superbly designed room, perfect for one's return from the beach and garden. Deep sink unit with 'shower' mixer tap. Water softener. 'Vaillant' gas boiler. Fitted cupboards. Fitted clothes drying rail. Plumbing for washing machine and tumble dryer. Recessed lighting. Double glazed door to garden.

SUN ROOM:

Accessed via French doors from Kitchen, a superbly proportioned reception room with triple aspect double glazed windows. Laminate flooring. Pitched opaque roof with blinds. Radiators x 2. Inter-connecting French doors to:

CONSERVATORY:

Currently utilised as a Games Room, this superbly proportioned carpeted room offers triple aspect windows, French doors to outside and a pitched opaque roof. Radiator.

OFFICE:

Perfect home office with double glazed window to side. Radiator. Fitted shelving. Door to Garage/Store.

DOWNSTAIRS W.C.:

Comprising low flush w.c. and wash hand basin. Attractive and bright featured wall paper.

FIRST FLOOR LANDING:

Bright landing with double glazed window (with electric black out blind) to front. Laminate flooring. Access to large boarded loft with light and pull down ladder. Airing cupboard housing Santon Premier hot water tank. White varnished oak laminate flooring which flows throughout the bedrooms.

BEDROOM 1:

Large double bedroom with double glazed window to rear. Radiator. Wall lights. Built-in large wardrobe. Door to:

EN SUITE 1:

Quality suite comprising corner shower cubicle, w.c., bidet, vanity wash basin. Patterned tiled flooring. Wall and recessed lighting. Wall cabinet. Radiator. Obscured double glazed window.

BEDROOM 2:

Double bedroom with double glazed window to front. Radiator. Built-in large wardrobe.

BEDROOM 3:

Double bedroom with double glazed window to front. Radiator. Door to:

EN SUITE 2:

Another well appointed room comprising suite of corner fully tiled shower cubicle; w.c.; vanity wash basin and spot lighting. Non-slip white tiled flooring. Recessed down lighters. Obscured double glazed window to side.

BEDROOM 4:

Double bedroom with double glazed window to rear. Radiator.

FAMILY BATHROOM:

Bright room complimented by colourful tiled surrounds and comprising white suite of bath with central taps and shower unit over with folding screen; smart vanity wash hand basin with circular illuminated mirror over. Gloss white tiled flooring. Radiator. Obscured double glazed window to side.

OUTSIDE:

There is a good sized wrap around garden which is mainly laid to lawn plus a corner elevated deck with pergola - ideally positioned to enjoy evening summer sunshine. Large storage shed. Gated access x 2 to front.

There is a smart block paved driveway allowing parking for 3 vehicles.

TENURE:

Freehold.

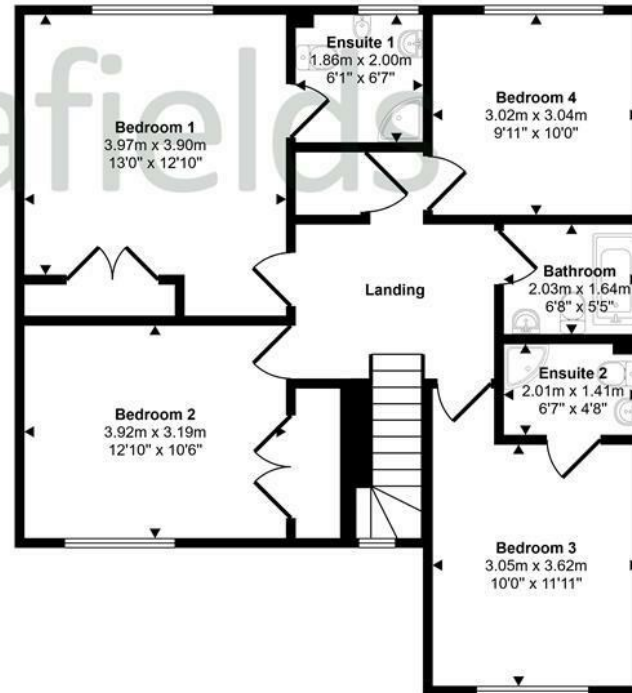
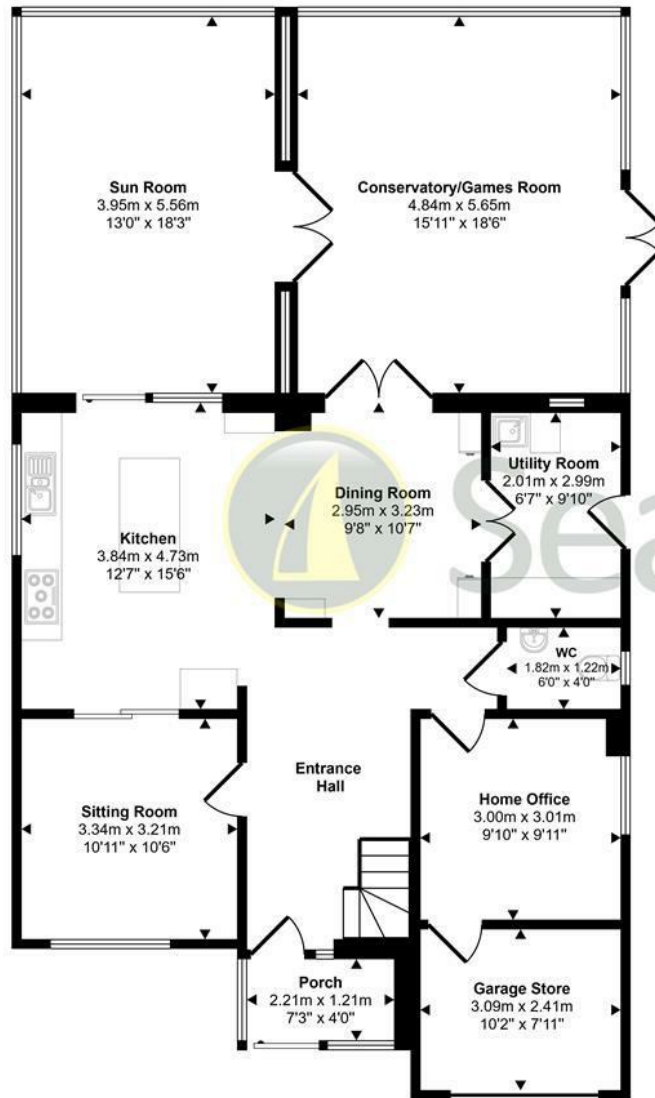
OTHER PROPERTY FACTS:

Council Tax Band: E
Energy Performance Rating: Tbc
Flood Risk: Low
Conservation Area: No
Heating: Gas central heating
Sellers' Situation: Selling as Chain Free

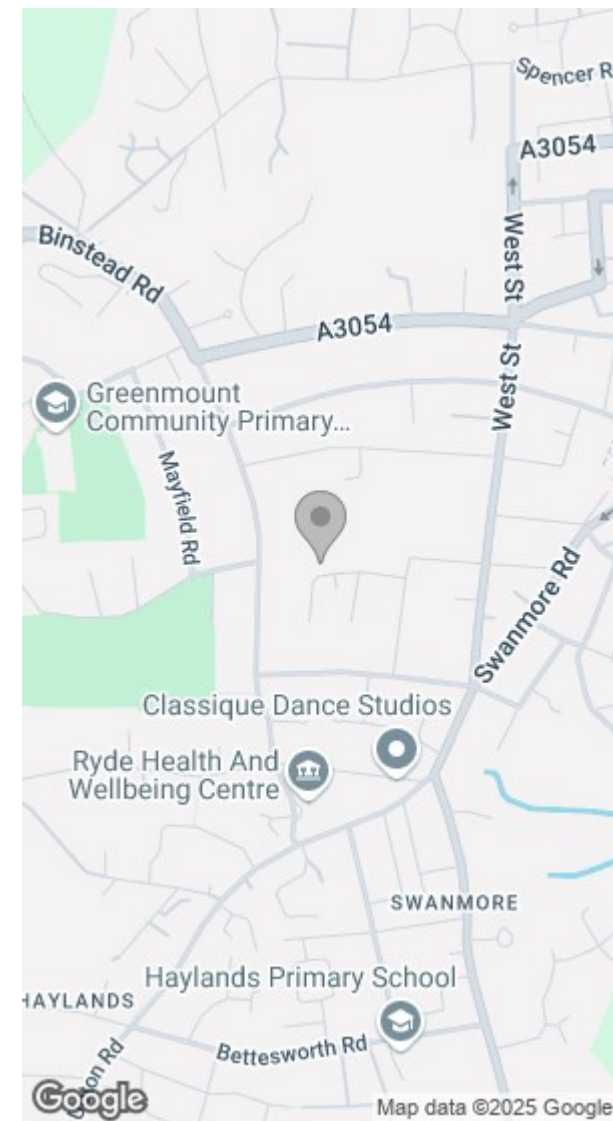
DISCLAIMER:

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
216 sq m / 2329 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			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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