



Guide Price £345,000  
46 MONTEREY ROAD, RYDE, ISLE OF WIGHT, PO33 3JR



## **A MOST IMPRESSIVE INDIVIDUALLY DESIGNED FAMILY HOME!**

Welcome to 46 Monterey Road, a LINK-DETACHED HOUSE which is presented in stunning turn key condition and is ready for new owners to enjoy. This 3 BEDROOM, 2 bathroom home offers luxurious family accommodation which also includes a fantastic open-plan arrangement between the stylish kitchen and dining room leading to the most comfortable sitting room. The property also offers the ideal opportunity to WORK FROM HOME with its self contained office or therapy room leading directly off from the entrance hall. There is an easy to maintain ENCLOSED GARDEN, garden room and pergola, plus PARKING x 2. Close to local schools and Ryde town - with its range of independent shops and eateries - the beautiful beaches and mainland transport links are also close to hand. All in all, a lovely individual home for the new owners!

### **ACCOMMODATION:**

Resin path leading to the composite entrance door:

### **ENTRANCE HALL:**

A welcoming hallway with laminate flooring, radiator and ample space for coats and shoes. Part glazed oak door leading to the home office.

### **HOME OFFICE:**

An ideal work from home office or therapy room leading directly off the hallway and separate from the main living area. Cleverly converted from the original garage.

### **INNER HALL:**

Oak door leading to the inner hallway with laminate flooring and radiator. Opening onto the main living area and door to shower room.

### **SITTING ROOM:**

A bright and airy sitting room with full length, double glazed windows to the front. Laminate flooring. Radiator and log burner. The room flows through to the inner hallway and dining area.

### **DINING AREA:**

Flowing from the inner hall and sitting room the dining area is ideally situated next to the semi open plan kitchen. Breakfast bar. Laminate flooring. Feature radiator. Double glazed door to garden.

### **KITCHEN:**

A fitted Shaker style kitchen with a range of eye and base level units in light and dark grey with wood work tops. Composite 1.5 bowl sink unit. 'SMEG' induction hob with extractor hood; 'Stoves' double oven and 'Neff' microwave. Space and plumbing for dishwasher and large fridge/freezer. Ceramic tiled floor. Radiator. Window overlooking garden.

### **UTILITY ROOM:**

Leading directly off the kitchen with vinyl flooring. Down lighters. Timber worktops with cupboard under. Space for washing machine and dryer. 'Glow worm' combination boiler. Double glazed window and door to garden.

### **SHOWER ROOM:**

A modern, fully tiled shower room with a large walk in shower, vanity unit housing the wash basin and low flush WC. Heated towel rail. Down lighters. Extractor fan.

### **FIRST FLOOR LANDING:**

Doors to:

### **BEDROOM 1:**

A carpeted double bedroom with double glazed windows to front. Radiator. Fitted mirror fronted wardrobes with drawer units within.

### **BEDROOM 2:**

Another carpeted bedroom with double glazed window to rear. Radiator.

### **BEDROOM 3:**

A third well proportioned bedroom with double glazed window to rear. Fitted carpet and radiator.

### **BATHROOM:**

Quality family bathroom comprising suite of bath, low flush wc and vanity wash basin. Aquaboard splash backs to walls. Vinyl flooring. Double glazed window to side.

### **GARDEN:**

A good sized low maintenance enclosed garden with a paved terrace and faux grass. Good sized GARDEN ROOM with adjoining PERGOLA. Raised plant troughs. Outside electric points and water.

### **PARKING:**

Paved block frontage accommodating up to 2 vehicles.

### **USEFUL INFORMATION:**

Leasehold : 1000 years from 25/3/1858

Ground Rent: £35 pa

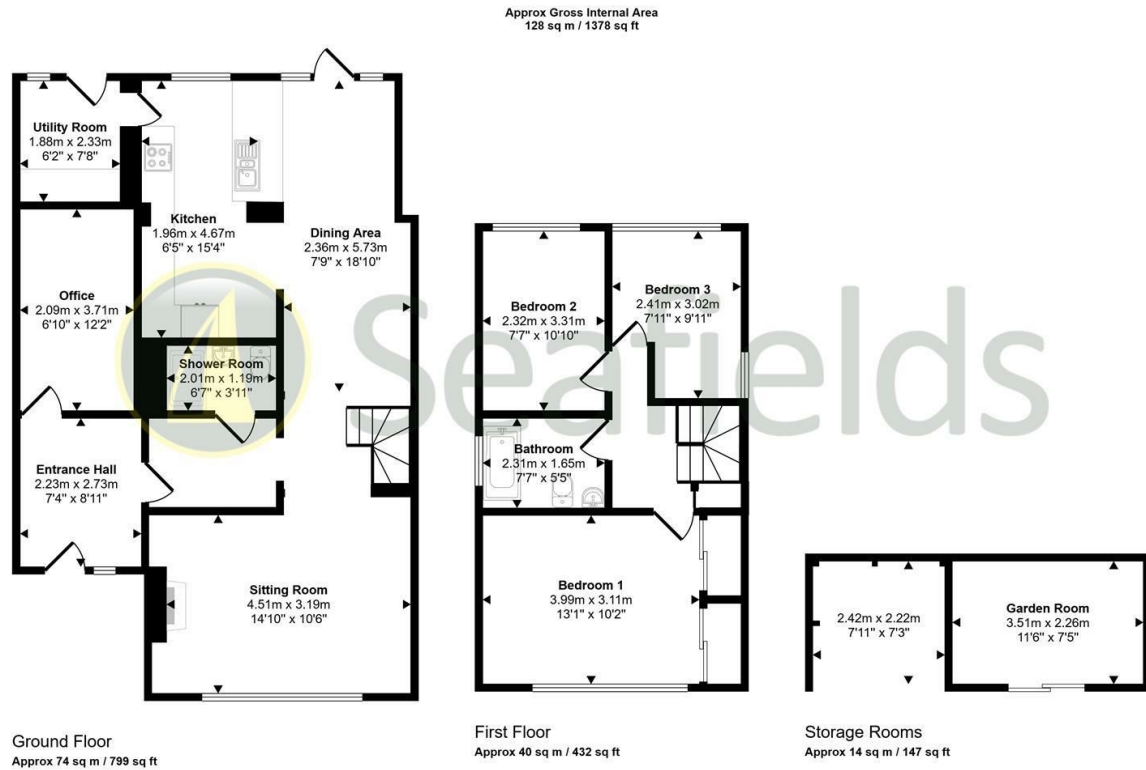
Listed: No

Conservation Area: No

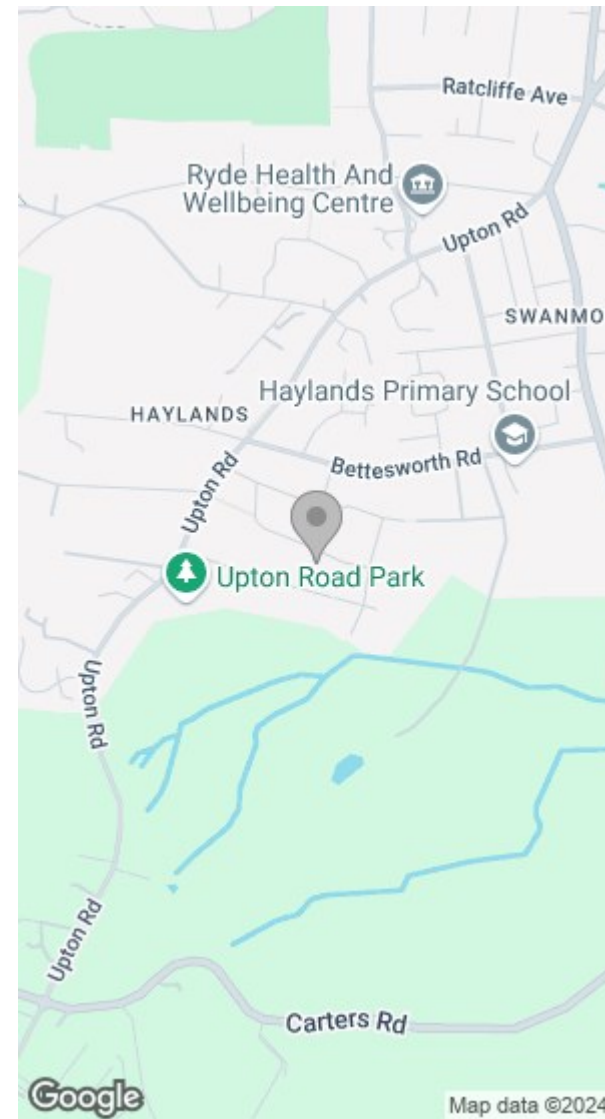
Flood Risk: Very Low

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

