



Guide Price £390,000
52 WELL STREET, RYDE, ISLE OF WIGHT, PO33 2RZ



AN EXCEPTIONAL FAMILY HOME IN CONVENIENT SETTING!

A large, most impressive SEMI-DETACHED HOUSE which has been cleverly extended and extensively refurbished throughout - offering a blend of quality and great comfort. The property features a charming front sitting room plus a fabulous open-plan arrangement of fully fitted kitchen/diner (with ample natural light flooding in via sky light windows and bi-fold doors), opening to an additional snug/study/play room. There are 3 **DOUBLE BEDROOMS** plus 2 luxurious bath/shower rooms - one on the ground floor. The light and bright interior is complemented by a low maintenance **SOUTHERLY GARDEN** with timber workshop, plus **OFF-ROAD PARKING**. Warmed by gas central heating and log burners (where specified), further benefits include quality flooring and double glazing throughout. Additionally, the property boasts a large basement area providing ample storage/work space/potential for additional living space. Located in a popular residential street of Ryde and within walking distance to local schools, shops, beaches and mainland ferry links, a viewing is highly recommended.

ACCOMMODATION:

Entrance door into:

ENTRANCE HALL:

A very welcoming hallway indicating the quality of the accommodation to follow. Bamboo flooring (which flows throughout the ground floor reception rooms/kitchen). Stairs with carpet runner leading to first floor. Door leading to stairs to basement. Further doors to:

SITTING ROOM:

Attractive front room with log burner and double glazed sash bay windows with plantation shutters and curtains. Radiator.

OPEN PLAN ARRANGEMENT:

An impressive extension has created a fabulous open-plan arrangement of Kitchen/Diner plus additional Family Room/Snug (as below):

KITCHEN/DINING ROOM:

A stylish kitchen comprising excellent range of cupboard and drawer units with contrasting work surfaces incorporating inset 1.5 bowl sink unit. Integral appliances include electric 5 ring hob, double oven/grill and built-in microwave; dishwasher, tumble dryer and washing machine. Vertical triple radiator. Recessed down lighters. An abundance of natural light floods in from the double glazed side windows, 2 large skylight windows and bi-folding doors (with inset blinds) opening to the garden. Open plan aspect into:

FAMILY ROOM/SNUG:

A comfortable, versatile extra reception room - ideal as play room, study and/or snug. Inset log burner. Recessed cupboards and shelving. Pendant lighting. Vertical triple radiator.

SHOWER ROOM:

Quality suite of large shower cubicle, vanity wash basin and w.c. Attractive tiling to floor and walls. Radiator. Double glazed window with inset blind. Extractor. Recessed down lighters.

FIRST FLOOR LANDING:

Carpeted landing with linen cupboard. Access to loft space with pull down ladder. Doors to:

BEDROOM 1:

Large carpeted double bedroom. Front bay with double glazed shuttered windows plus blinds and curtains. Vertical radiator. Feature brick fireplace.

BEDROOM 2:

Another good sized double bedroom with carpeted flooring. Double glazed window to rear. Vertical radiator. Feature brick fireplace.

BEDROOM 3:

A third carpeted double bedroom with double glazed windows to rear. Vertical radiator.

BATHROOM:

Quality white suite of deep bath with hand held double shower head attachment. Large gloss vanity unit and w.c. Attractive tiled flooring and wall surrounds. Obscured double glazed half shuttered windows. Period style radiator.

BASEMENT ROOMS:

Accessed via stone steps from doorway from hall, there are head height cellar rooms with concrete painted flooring, window to front, access to extra storage. Perfect extra store or workshop space - or potential extra accommodation.

GARDEN:

A delightful southerly enclosed rear garden with large paved patio plus astro turf plus an elevated deep well stocked flower/shrub bed. A substantial timber summer house/workshop incorporating log store. Side access to gateway to front.

PARKING:

Smart block paved driveway providing an off street parking space.

USEFUL INFORMATION:

Council Tax Band: C

EPC Rating: TBC

Conservation Area: No

Flood Risk: None

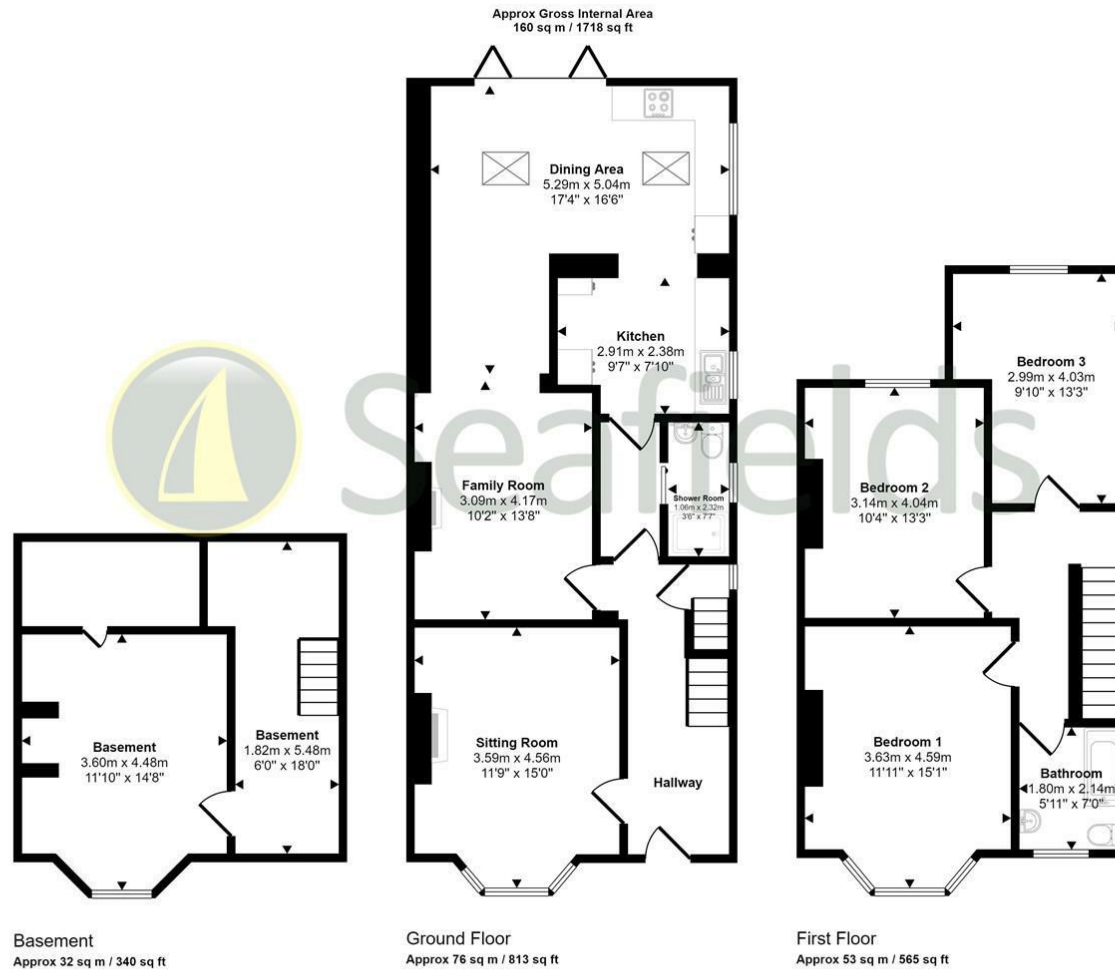
Construction: Traditional brick build

DISCLAIMER:

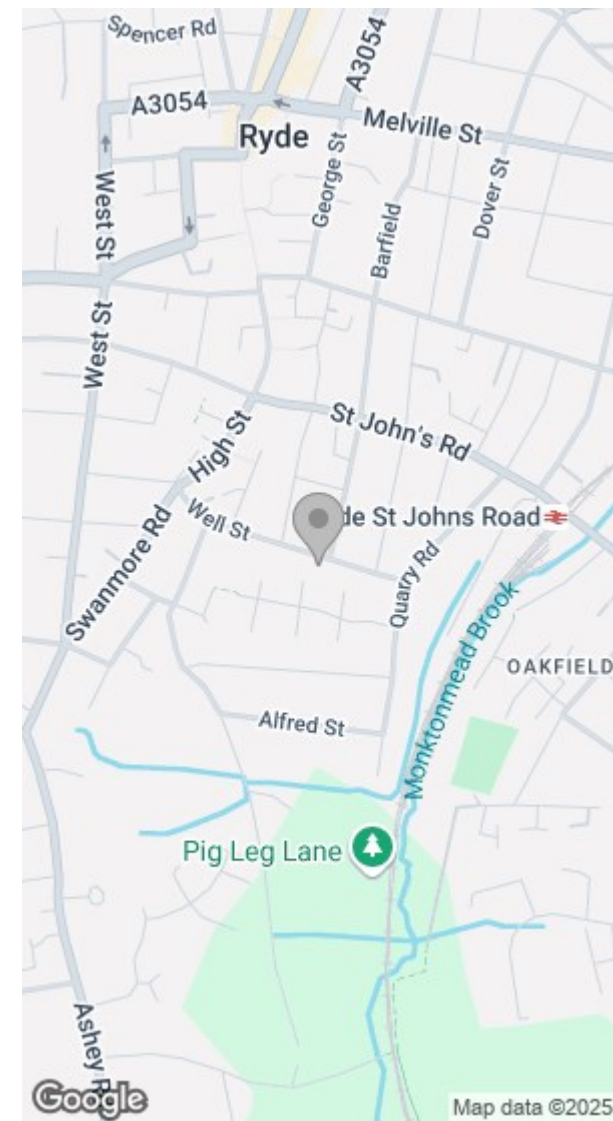
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

DECLARATION:

In keeping with Estate Agency Act 1979, we declare that the owner of 52 Well Street is a family member of a Seafields Estates employee.



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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