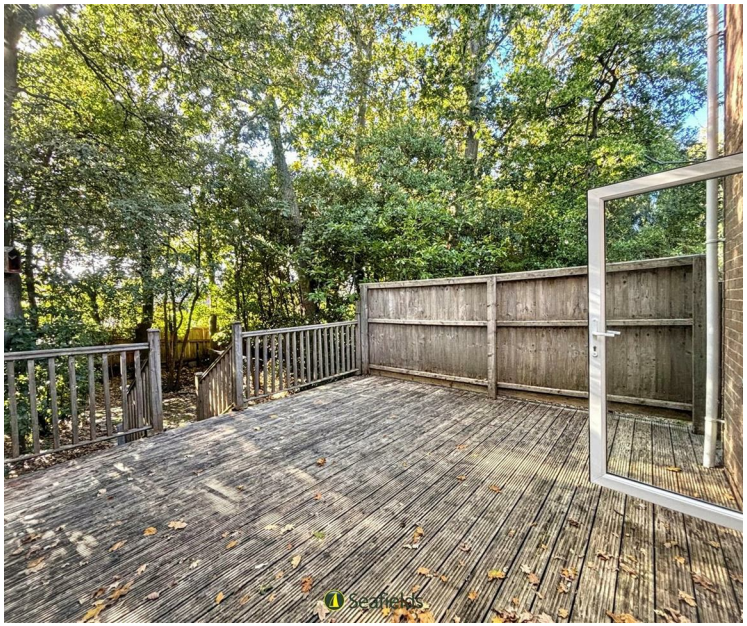






Guide Price £285,000

11 THE FIRS, WEST HILL ROAD, RYDE, PO33 1FN

Seafields

THREE STOREY HOME WITHIN SELECT TRANQUIL CUL-DE-SAC

Situated within a development of 12 similar homes, this SEMI-DETACHED HOUSE is ideally located off the top of Westhill Road - an easy stroll from the sea front, town amenities, local schools and Island/mainland transport links. The accommodation comprises a very well proportioned sitting/dining room (leading to the large sun deck), separate kitchen with appliances plus downstairs cloakroom/wc, plus family bathroom, 3 DOUBLE BEDROOMS (the 'master' with en suite occupying the entire top floor). Benefits include gas central heating, DOUBLE GLAZING throughout, an enclosed REAR GARDEN with sun deck and steps down to a pretty wooded area. The added bonus is the OFF-STREET PARKING space within the residents' carpark. Offered as CHAIN FREE, 11 The Firs is certainly well worth a visit.

ACCOMMODATION:
A 3 bedroom family home combining modern design with comfortable living. A contemporary glazed PVC entrance door opens into:

ENTRANCE HALL:
A bright and welcoming entrance hall, filled with natural light and finished with laminate flooring. Carpeted stairs to first floor. Generously sized cloaks/boots storage cupboard. Doors to sitting room, kitchen and ground floor cloakroom/wc.

SITTING ROOM:
A spacious and well proportioned dual aspect sitting room, enjoying an abundance of natural light throughout with double glazed windows to side and rear. French doors open seamlessly onto the decked area of the rear garden, creating an ideal space for both relaxing and entertaining. Radiator.

KITCHEN:
A bright fitted kitchen, thoughtfully designed to combine style and functionality. The kitchen features an integrated oven, gas hob and fridge/freezer, along with space for a washing machine and tumble dryer. Neutral wall and floor tiling compliment the contrasting worktops and white cabinetry. Inset sink unit. Double glazed window to the front.

DOWNSTAIRS W/C:
A conveniently located ground floor cloakroom, featuring a continuation of the hallway's laminate flooring. The suite includes a vanity wash hand basin with chrome mixer tap plus w.c. Extractor fan. Double glazed obscured window to front.

FIRST FLOOR LANDING:
Stairs to second floor. Doors to:

BEDROOM 2:
Double carpeted bedroom with fitted wardrobe and double glazed window to front. 2 x ceiling lights. Radiator.

BEDROOM 3:
Double carpeted bedroom with double fitted wardrobes and double glazed window to rear. Ceiling light. Radiator.

FAMILY BATHROOM:
White suite comprising bath with shower attachment hose over, sink with chrome mixer tap and under sink vanity unit, and w.c, fully tiled to wall, ceiling light. Vinyl flooring, heated towel rail, tiled splashbacks and obscured.

SECOND FLOOR LANDING:
Carpeted half landing with ceiling light and large storage cupboard.

BEDROOM 1:
A generously proportioned principal bedroom, finished with neutral carpeting and benefiting from fitted spotlights that create a warm and inviting atmosphere. The room offers excellent storage with a large built in cupboard, as well as access to the loft via a hatch. 2 x double glazed windows. Radiator. Door to:

EN-SUITE SHOWER ROOM:
A modern en suite shower room, stylishly appointed with a fully tiled corner walk in shower cubicle, wash hand basin with chrome mixer tap, and low level w.c. The room is finished with tiled flooring throughout and further benefits from a heated towel rail, shaver light with charging point, Velux window allowing for natural light, extractor fan and ceiling light.

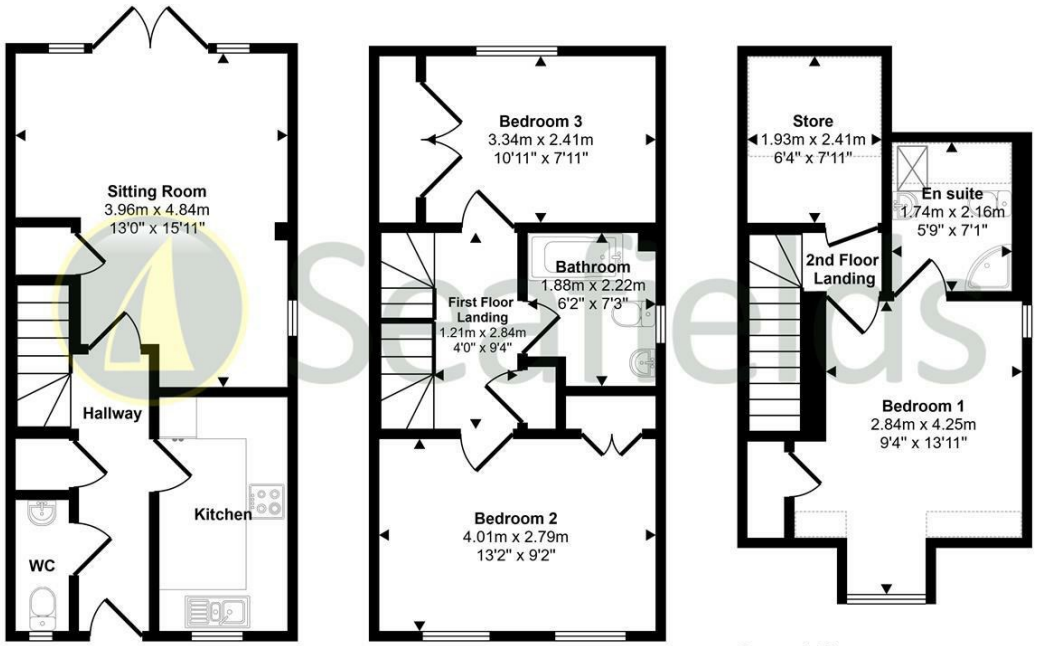
GARDEN:
A split level, enclosed rear garden designed for ease of maintenance and year round enjoyment. Adjacent to the property is a decked seating area, ideal for outdoor dining and entertaining, with steps leading down to a lower level featuring an artificial lawn. The garden is attractively landscaped with a variety of plants and trees, creating a pleasant and private outdoor space.

PARKING:
Off road parking for one vehicle within the residents' car park within yard of the property.

OTHER MATERIAL FACTS:
Tenure: Freehold
Council Tax Band: D; EPC Rating: C
Conservation Area / Flood Area: No / No
Services: Mains gas, electricity, water/drainage.
Management Fee for Communal Areas/surrounding trees/lighting/bins): £300 p.a. (£150 payable bi-annually)
Mobile Coverage: O2, Three, Vodaphone, EE (All other mobile operators in the UK provide their services over these networks). Ultrafast fibre available.

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
93 sq m / 1002 sq ft



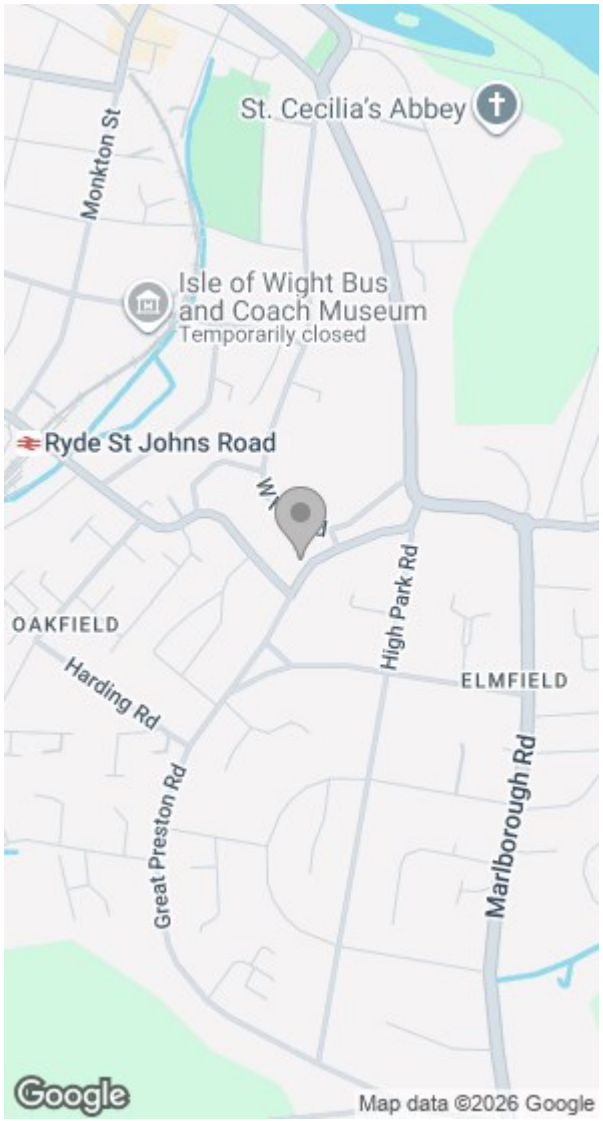
Ground Floor
Approx 33 sq m / 360 sq ft

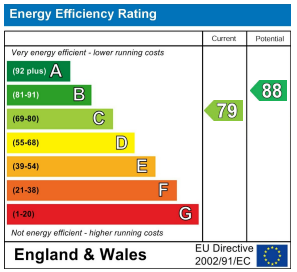
First Floor
Approx 33 sq m / 360 sq ft

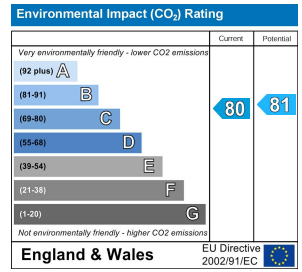
Second Floor
Approx 26 sq m / 282 sq ft

Denotes head height below 1.5m

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.







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