



Guide Price £350,000

1A WESTWOOD ROAD, RYDE, ISLE OF WIGHT, PO33 3BJ



LEVEL LIVING AND GREAT CONVENIENCE FOR TOWN AMENITIES!

A well presented **DETACHED BUNGALOW** situated in the sought after Westwood Road, Ryde location - tucked away in a quiet cul-de-sac while remaining conveniently close to local amenities and transport links. The accommodation comprises **3 BEDROOMS** (one being a versatile single bedroom/office), a family bathroom and separate **WC**. There is a modern fitted kitchen, spacious sitting room and conservatory providing comfortable and versatile living space. Outside, the property benefits from private **GARDENS** surrounding the property, complemented by a driveway offering **AMPLE PARKING** for and leading to the **GARGAE**. Further features include gas central heating and double glazing throughout. An appealing home offering generous outdoor space and excellent convenience for every day living.

ACCOMMODATION:

PVC with obscured glazed door to:

PORCH:

A welcoming porch with laminate flooring and ceiling light. Double doors open to:

SITTING ROOM:

A charming room with double glazed window to front. Ceiling lights x 3. Wall light. Radiators x 2. Laminate flooring. Door to:

KITCHEN:

Fitted kitchen with white cabinetry, contrasting wood effect worktops and mosaic tile splashbacks. Oven and gas hob, extractor fan. Space for under counter fridge and freezer. Space and plumbing for washing machine. Chrome sink and drainer sits beneath a window to rear garden, as well as a further window to side aspect. Tiled flooring. 2 x ceiling lights. Radiator.

INNER HALL:

A carpeted hallway with doors leading to all bedrooms, bathroom and w.c. Loft hatch access. Door to:

BEDROOM 1:

A spacious carpeted double bedroom with window to front aspect. Fitted mirrored wardrobes. 2 x ceiling lights. Radiator.

BEDROOM 2:

A further carpeted double bedroom with window to side aspect. Fitted wardrobes. Ceiling light. Radiator.

BEDROOM 3:

Currently set up as a home office, a third carpeted bedroom with window to rear garden. Ceiling light. Radiator.

BATHROOM:

A fully tiled modern suite comprising bath with shower over, vanity wash hand basin and w.c. Obscured window to side aspect. Heated towel rail. Extractor fan. Spotlights.

W.C:

A convenient separate suite comprising vanity wash hand basin and w.c. Extractor fan. Spotlights. Radiator.

CONSERVATORY:

A useful and bright space with laminate flooring and bifold doors to rear garden. 2 x wall lights.

GARDENS:

The property benefits from a low maintenance rear garden, ideal for al fresco dining or relaxing. To the front of the property is a large attractive garden with a variety of plants and a pond. Good sized shed with light and power. Private bin store to front with lean-to offering light and power.

DRIVEWAY:

A paved sweeping driveway providing parking for multiple vehicles.

GARAGE:

A detached garage with electric up and over door and pedestrian door access. Light and power.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Council Tax Band: D

EPC Rating: C

Conservation Area: No

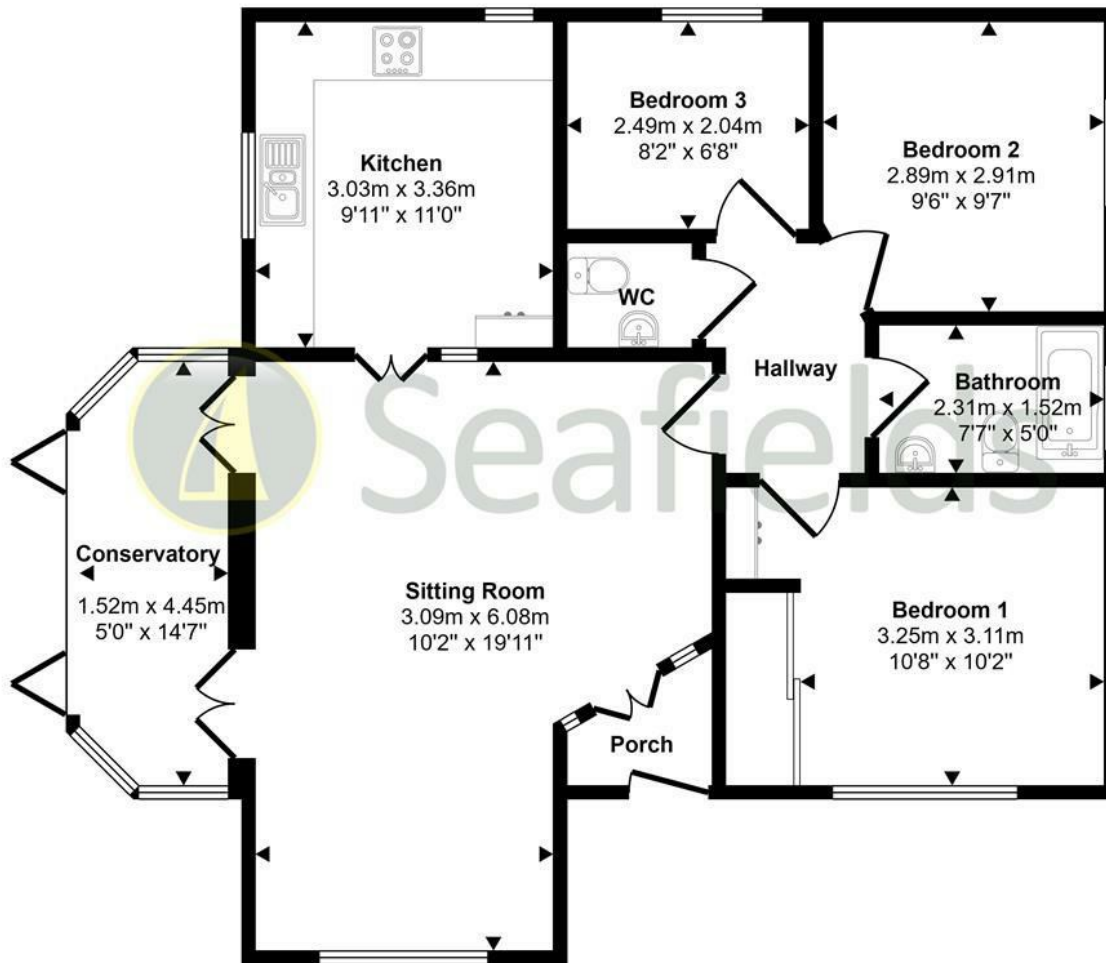
Flood Risk: Very Low

Solar Panels owned, supplied on a feed in tariff.

DISCLAIMER:

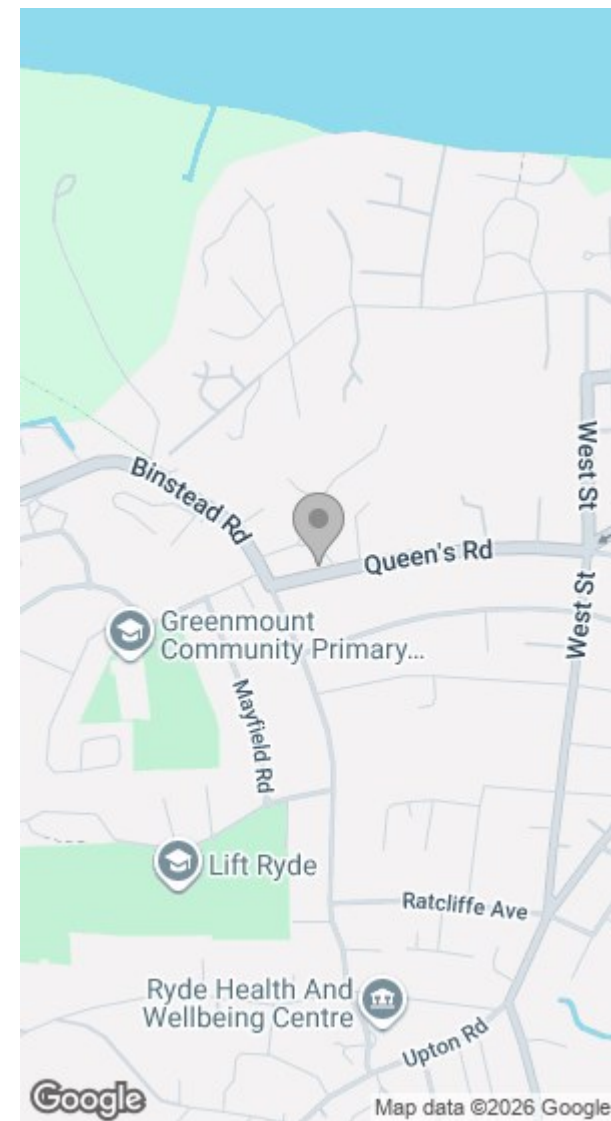
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
82 sq m / 886 sq ft



Floorplan

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

