




 Seafields



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Guide Price £315,000  
21 ADELAIDE PLACE, RYDE, ISLE OF WIGHT, PO33 3DJ

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## **GREAT FAMILY HOUSE & GARDEN WITHIN SOUGHT AFTER TOWN LOCATION!**

**A very charming family residence in a peaceful yet very convenient town location, a pleasant walk away from Ryde's host of amenities, schools, sea front/beaches and mainland ferry links. This extended SEMI-DETACHED HOME offers well proportioned accommodation to include a spacious and bright 24ft dual aspect sitting room, separate modern kitchen leading to the garden room plus the more recent addition of a large utility/dining room. There are 3 BEDROOMS, a family bathroom plus 2 separate WCs (one on each floor). The lovely large lawned gardens are a particular feature of this property, with further benefits including GAS CENTRAL HEATING, double glazing throughout, plus DRIVEWAY and detached GARAGE. Certainly very well worth a visit for those seeking peace, convenience and good outdoor space.**

### **ACCOMMODATION:**

Part-glazed door to:

### **HALLWAY:**

Smart patterned vinyl flooring with carpeted stairs leading to first floor (with cupboard below). Sliding doors to downstairs w.c., sitting room and kitchen.

### **DOWNSTAIRS W.C.:**

Comprising combined two-in-one wash basin and w.c. - great space saving modern design. Access to under stairs cupboard. Double glazed window to Utility Room.

### **SITTING and DINING ROOM:**

A very well proportioned 24ft carpeted 'double' reception room with designated dining and living areas; double glazed bay windows to front (with half shutters) and further window to rear. Radiators x 2. Feature fireplace with coal effect fire.

### **KITCHEN:**

Modern quality range of white fronted cupboard and drawer units with wood work surfaces over, incorporating 1.5 bowl sink unit. Tiled surrounds. Integral appliances to include gas hob with oven under; plus concealed tall fridge/freezer. Radiator. Recessed down lighters. Continuation (from the hall) of the vinyl flooring. Double glazed window over-looking rear garden. Access to the garden and utility rooms.

### **GARDEN ROOM:**

Part-brick, part-glazed room with opaque roof. Vinyl flooring. Double glazed window and door to garden.

### **DINING/UTILITY ROOM:**

A superbly proportioned utility room with vinyl flooring and double glazed windows to front and rear. Plenty of room for coats/boats/beach and sports gear. Double glazed door to garden. Radiators x 2. Wood work surface with inset sink unit. Space and plumbing for washing machine, tumble dryer and dishwasher.

### **FIRST FLOOR LANDING:**

Carpeted landing with access to loft space. Doors to:

### **BEDROOM 1:**

Carpeted double bedroom with radiator and fitted wardrobe. Double glazed bay window (with shutters) to front.

### **BEDROOM 2:**

A second carpeted double bedroom with double glazed shuttered window over-looking rear garden. Radiator.

### **BEDROOM 3:**

A carpeted single bedroom with radiator and shelved storage. Double glazed window (with shutters) to front.

### **BATHROOM:**

White suite comprising bath with Mira shower over; vanity wash basin and w.c. Mirror fronted cabinet. Tiled surrounds. Vinyl flooring. Heated towel rail. Obscured double glazed window.

### **GARDEN:**

A particularly wide and long (approximately 70ft) large garden comprising large patio area (perfect for barbecues/entertaining) with the rest being laid to lawn. Side access to front. Pedestrian access door to garage.

### **DRIVEWAY/GARAGE:**

Accessed from Adelaide Place, there is a driveway (just behind the garden) providing off street parking and leading to Garage with up and over door. Doorway to garden.

### **TENURE:**

Freehold

### **OTHER PROPERTY FACTS:**

Construction: Traditional with red brick/hung tiles/rendering

Council Tax Band: C

Conservation Area: No

Listed Building: No

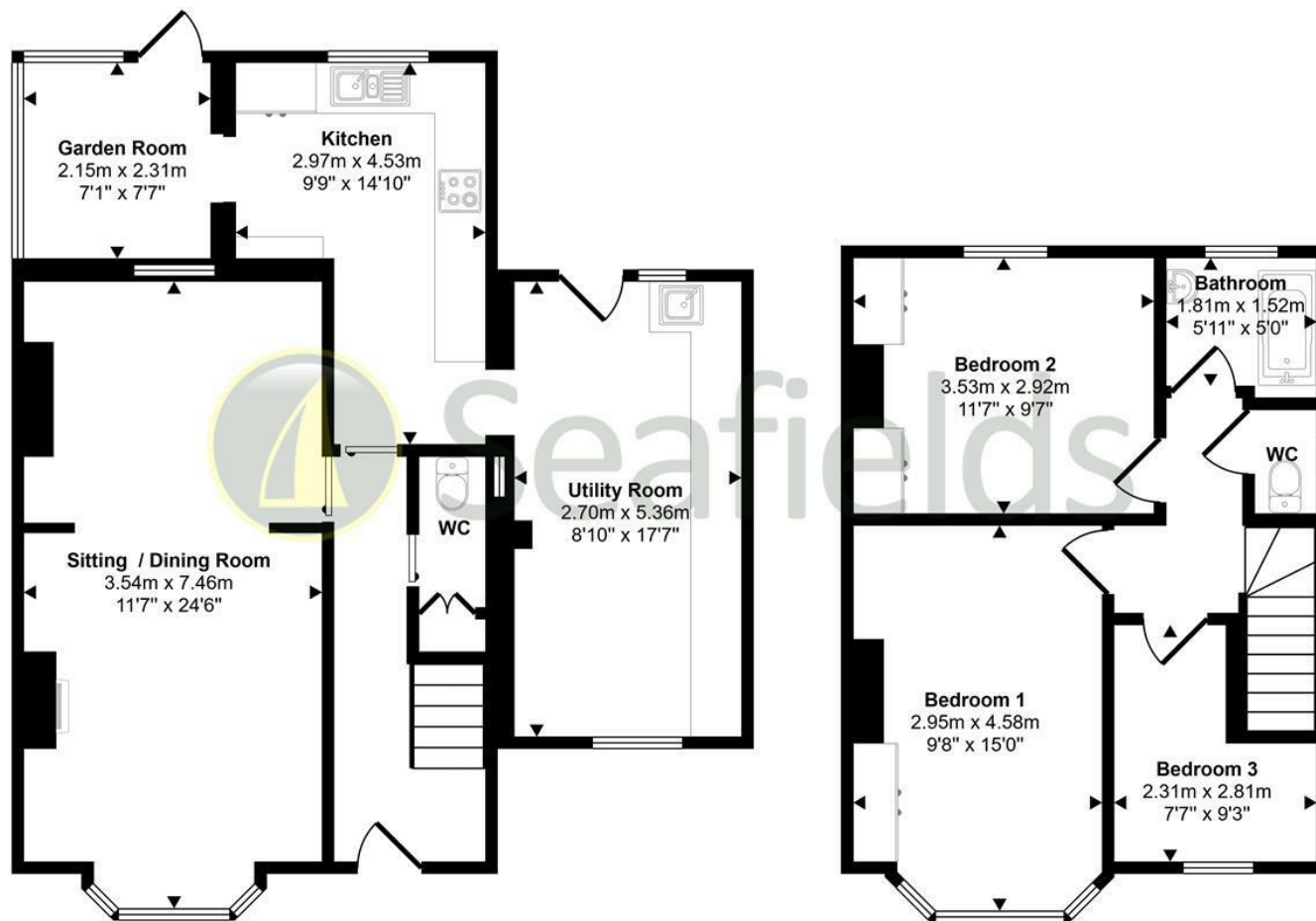
Flood Risk: None

Services: All mains gas, electricity, water, drains

### **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.

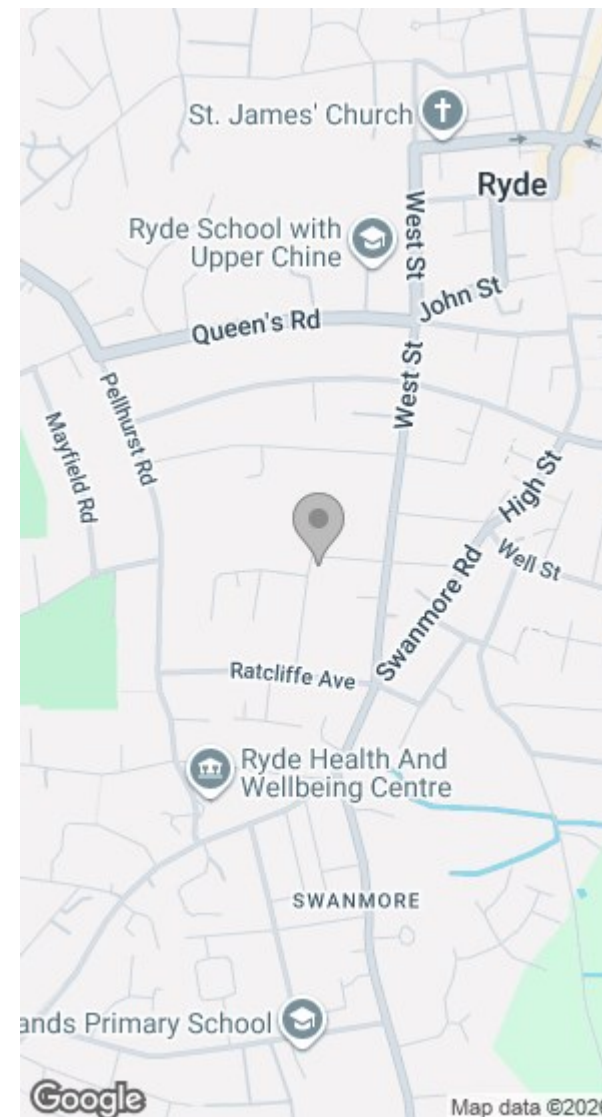
Approx Gross Internal Area  
109 sq m / 1177 sq ft



Ground Floor  
Approx 69 sq m / 741 sq ft

First Floor  
Approx 40 sq m / 435 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 <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

