



Guide Price £385,000  
21 WELL STREET, RYDE, ISLE OF WIGHT, PO33 2SG



Seafields

## BEAUTIFULLY PRESENTED THROUGHOUT IN FAVOURABLY POSITIONED LOCATION!

An immaculately presented **DETACHED HOUSE**, perfectly combining style, comfort, and practicality. The welcoming porch and hallway leads to the charming and cosy sitting room, a versatile second reception room, and a stunning modern kitchen with open aspect to contemporary sun/dining room offering an abundance of natural light. There are 3 **DOUBLE BEDROOMS**, 2 luxurious shower rooms plus 3 **WCs**. The modern interior is complimented by a good sized low maintenance, private **REAR GARDEN** and further benefits include a designated **PARKING BAY** (plus adjacent street parking space), gas central heating plus double glazing throughout. Situated just minutes from Ryde's upper High Street, the property offers great convenience for the town shopping centre, bars and eateries, local schools - plus the sea front and Island/mainland transport links. This exceptional home must be seen to appreciate all that is on offer!

### ACCOMMODATION:

The smart entrance door welcomes you into:

### PORCH:

A practical porch featuring coconut matting, coat hooks, and an open archway leading through to:

### ENTRANCE HALL:

A smart hallway with stairs leading to first floor with cupboards beneath. Timber flooring. Decorative ceiling rose. Double glazed window (with blinds) to side. Doors to:

### SITTING ROOM:

A well proportioned, carpeted sitting room featuring a squared bay to the front with double glazed windows fitted with contemporary white shutters. The room is enhanced by a ceiling light, a coal burning stove with decorative surround, and a radiator with shelving above.

### SECOND RECEPTION ROOM::

A cosy, carpeted reception room with double glazed French doors opting to rear garden. Attractive feature fireplace. The room is illuminated by pendant ceiling lights x 3 and radiator.

### DOWNSTAIRS WC:

White suite comprising w.c. and corner vanity wash hand basin with chrome mixer tap. The room is finished with half height tiling and contemporary wallpaper extending to the ceiling.

### KITCHEN:

A superbly spacious, open plan contemporary kitchen designed for both style and functionality. At its heart sits a striking central island. Excellent range of matching cupboard and drawer units with contrasting work surfaces; inset sink unit. Integral appliances to include oven and grill, washing machine and dishwasher. Space for an American style fridge/freezer. The room is finished with wooden flooring, white tiled splashbacks, a wooden breakfast bar. Radiator. Glazed PVC door providing access to side courtyard garden. 2 Steps up to:

### SUN/DINING ROOM:

A superb open and bright room, flooded with natural light from side windows and skylights and complimented by recessed spotlights. Wooden flooring continues seamlessly from the kitchen. Radiators x 2.. French doors open directly onto the rear garden, creating a seamless indoor/outdoor flow.

### FIRST FLOOR LANDING:

Carpeted first floor landing and doors to all rooms. Linen cupboard housing Vaillant boiler. Radiator. Double glazed window to side with fitted blinds.

### BEDROOM 1:

A spacious, bright, and airy master bedroom, fully carpeted and featuring squared double glazed bay window to front - fitted with contemporary white shutters. The room is enhanced by a decorative fireplace with a green tiled hearth, a ceiling light, and radiator.

### BEDROOM 2:

A generously proportioned double bedroom, fully carpeted and featuring dual aspect double glazed windows to rear and side, both fitted with blinds. The room is completed with a ceiling light and radiator.

### BEDROOM 3:

A third carpeted double bedroom with double glazed window to side fitted with blinds. Ceiling light and radiator.

### BATHROOM:

A bright, well appointed bathroom featuring a freestanding bath with large tap and shower attachment; wash basin and w.c. Contemporary floor tiles and white metro tiles to half height, complimented by a ceiling light, radiator, extractor fan, and an obscured double glazed window to front with fitted blinds. Two wooden shelves provide additional storage.

### SHOWER ROOM:

A stylish suite comprising a fully tiled walk in shower cubicle with waterfall shower and handheld attachment, a wash basin with chrome mixer tap, plus a w.c. The room is finished with metro tiles to half height, a fitted heated towel rail, extractor fan, mirrored cabinet, ceiling light, and an obscured double glazed window to side.

### GARDEN:

A well proportioned, low maintenance garden featuring a stylish patio area, faux grass and a decked section at the rear. The space is fully enclosed, with wooden planters and a spacious shed providing additional storage.

### DRIVEWAY:

There is an off-street parking bay to front of property.

### TENURE:

Freehold.

### OTHER PROPERTY FACTS:

Council Tax Band: C

EPC: C

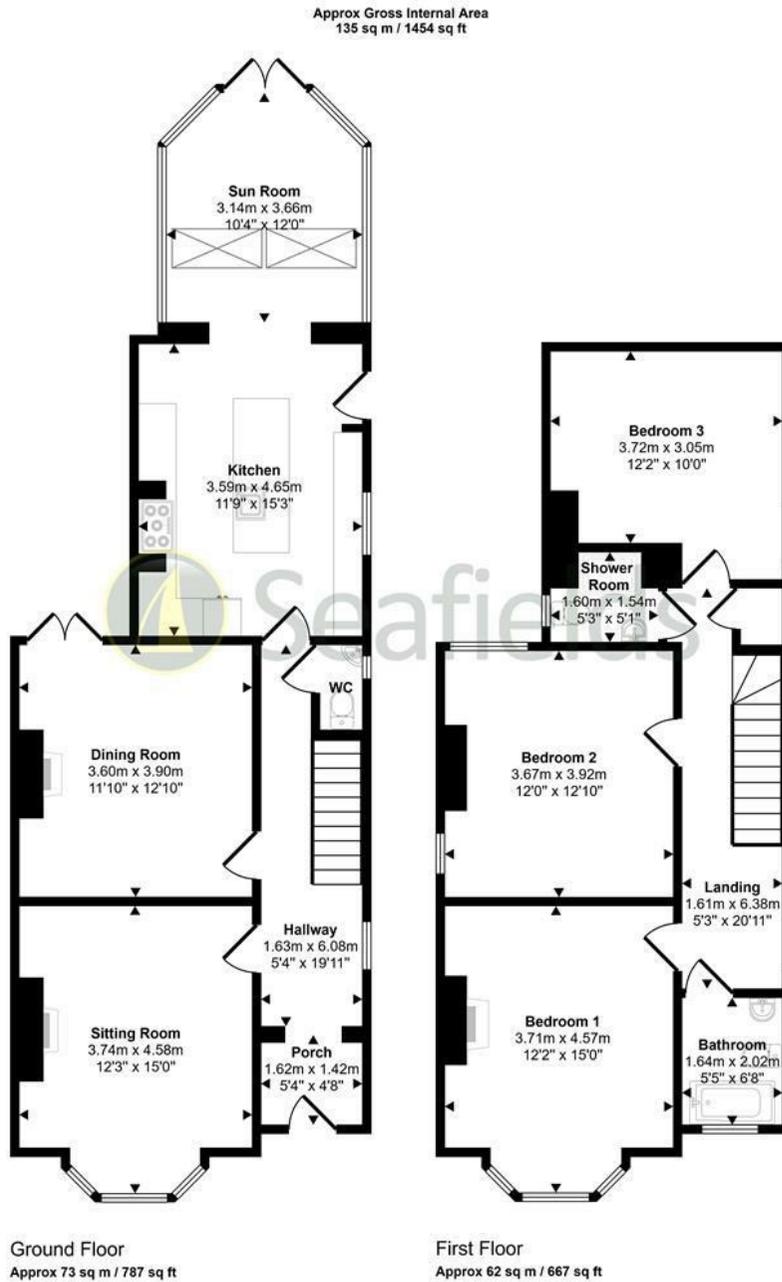
Conservation Area: No

Listed Building: No

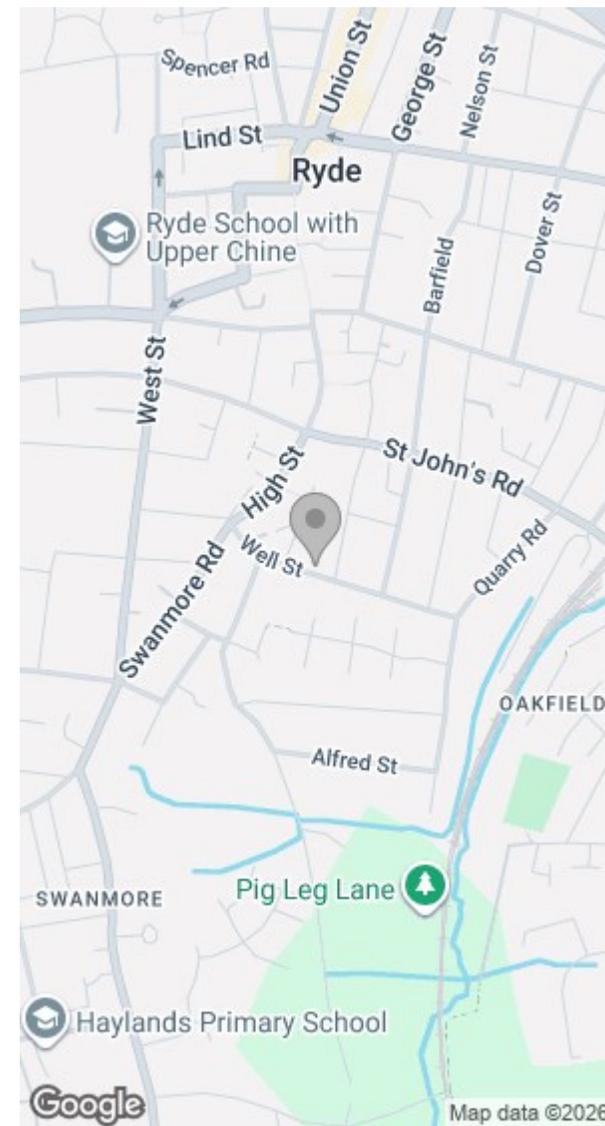
Flood Risk: Very low

### 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.



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>	69	(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

