



Guide Price £485,000  
6 QUARR PLACE, RYDE, ISLE OF WIGHT, PO33 4EW





## **PERFECT FOR THOSE ENJOYING NATURE AND THE OUTDOOR LIFESTYLE!**

Nestled in the serene Quarr Place - a peaceful cul-de-sac on Ryde outskirts offering a lovely 'rural feel' whilst being an easy stroll to the seaside - this charming 1969 DETACHED BUNGALOW exudes character, quality and comfort throughout. The well presented accommodation comprises a comfortable sitting room with MULTI-FUEL BURNER, a smart open plan kitchen/dining room, 3 DOUBLE BEDROOMS and a modern shower room. Benefits include a utility room, 2 DRIVEWAYS providing ample parking for up to 6 vehicles (one with car charger) plus a GARAGE. Certainly for outdoor/nature enthusiasts, the lovely large MATURE GARDENS will impress - with a large SUMMER HOUSE being an additional bonus! Further benefits include gas central heating and double glazing. Local convenience stores are nearby with Ryde town and mainland ferry terminals being within 5 minutes' drive. We certainly would urge anyone seeking quality, peace and convenience to arrange a visit as soon as possible.

### **ACCOMMODATION:**

A few shallow steps lead to covered porch with obscured double glazed entrance door and adjacent window to:

### **HALLWAY:**

A welcoming carpeted hall with obscured double glazed window to front. Concealed radiator. Access to loft space with pull-down ladder. Deep storage cupboard. Doors to:

### **SITTING ROOM:**

A very comfortable and bright sitting room with ample natural light from the large double glazed front window. Radiators x 2. Fireplace with mantelpiece and attractive inset multi-fuel burner. Wall lights. Wide opening into:

### **KITCHEN/DINER:**

Smart kitchen with double glazed window, door and French doors to garden. Matching range of cream coloured gloss fronted cupboard and drawer units with contrasting polished solid wood work surfaces over incorporating inset ceramic sink with 'shower' tap. Tiled splashbacks and tiled flooring. Space and plumbing for slimline dishwasher and under counter fridge. Integral 4-ring gas hob. Internal window to hall. Cupboard housing gas boiler.

### **BEDROOM 1:**

Carpeted double bedroom with double glazed window over-looking rear garden. Radiator. Dividing wall cleverly concealing an open-wardrobe with hanging and shelving space.

### **BEDROOM 2:**

Large carpeted double bedroom with double glazed window to front. Radiator. Built-in deep shelved cupboard.

### **BEDROOM 3:**

A third carpeted bedroom with double glazed window to front. Radiator. Double opening doors to large built-in wardrobe.

### **SHOWER ROOM:**

Modern suite comprising large tiled shower cubicle, pedestal wash basin and w.c. Wall tiled surrounds. Tiled flooring. Extractor. Obscured double glazed window to rear.

### **UTILITY ROOM:**

Accessed via the rear garden, a useful utility room with fitted cupboard, work surface and inset sink unit, plus space and plumbing for washing machine and tumble dryer. Also extra from for an additional fridge/freezer. Window over-looking garden.

### **GARDENS:**

The gardens are a particular feature with the mature enclosed rear garden comprising a large decked terrace with rope balustrade - perfect spot for outdoor dining - with the rest being mainly laid to lawn with various shrubs and 5 oak trees defining the borders. Sitting in a wide plot, the garden extends to the sides, both offering gated access to the front driveways - and one with covered area suitable for bins, etc. There is a superb timber SUMMER HOUSE with veranda and, internally, timber flooring, windows, power and light - a fabulous spot to enjoy the peace and quiet, watch the regular visits by squirrels and numerous birds (including woodpeckers) - or indeed a great space for entertaining/working. The garden continues to the front of the property with hedging screening the property from the road.

### **DRIVEWAYS x 2:**

There are 2 driveways which allow for parking for numerous vehicles (including ideal space for a campervan!).

### **GARAGE:**

Single garage with up and over door, power and light.

### **OTHER INTERESTING PROPERTY FACTS:**

Council Tax Band: E

EPC Rating: D (62)

Conservation Area: No

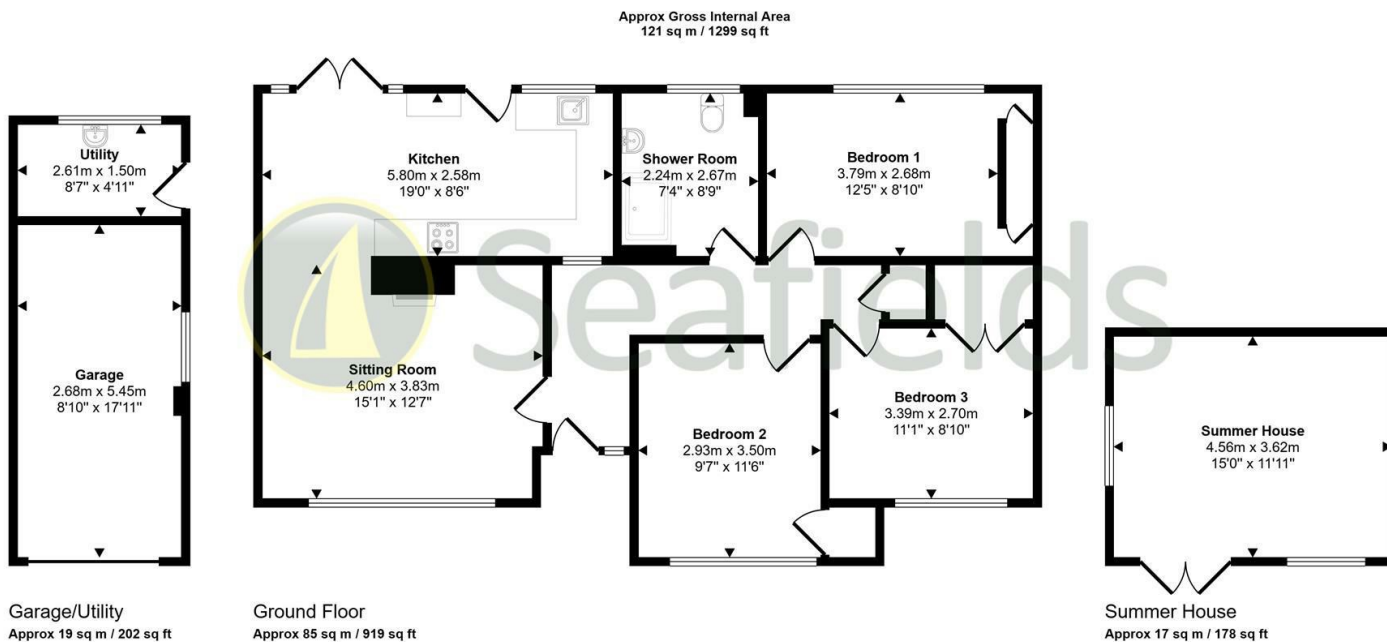
Flood Risk: None

Construction: Traditional brick build

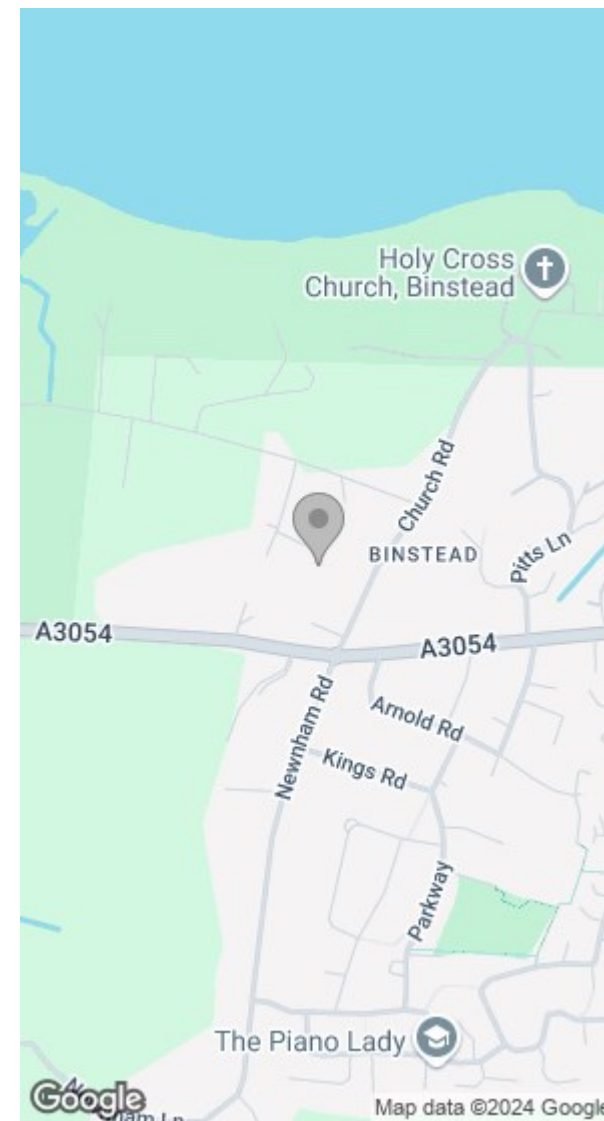
Tree Preservation Orders: Yes

### **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>			(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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