



Guide Price £415,000  
8 KING GEORGE V CLOSE, RYDE, PO33 3DE



## **DELIGHTFUL HOME WITHIN A MOST SOUGHT AFTER SETTING!**

Welcome to sought after King George V Close, a tranquil cul de sac offering great convenience. This particularly well presented DETACHED HOUSE is within walking distance of town amenities, schools, Island and mainland passenger transport links plus the wonderful beaches. The well designed accommodation offers a spacious sitting room, separate dining room and large conservatory, plus a stylish kitchen/breakfast room and downstairs w.c. The first floor offers 3 DOUBLE BEDROOMS - one with en suite shower room - plus a modern family bathroom. Benefits include fitted wardrobes, gas central heating, double glazing throughout, serene outdoor space within the enclosed rear garden, plus DRIVEWAY PARKING x 2 and leading to the GARAGE. A great opportunity for those seeking peace, convenience and a home 'ready to move into'. Viewing highly recommended.

### **ACCOMMODATION:**

Double glazed entrance door to:

### **ENTRANCE HALL:**

A welcoming carpeted hallway with stairs leading to first floor. Recessed down lighters. Radiator. Doors to:

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

Comprising white suite of w.c. and wash basin. Tiled flooring. Under stairs curtained storage.

### **SITTING ROOM:**

Superbly proportioned carpeted room with large double glazed sliding doors leading to Conservatory. Radiator. Feature fireplace with attractive wood mantle and inset electric fire.

### **CONSERVATORY:**

Part-brick triple aspect double glazed conservatory (with top opening windows and apex roof) over looking and giving access via French doors to garden. Tiled flooring.

### **KITCHEN:**

Smart modern kitchen comprising excellent range of matching cupboard and drawer units with contrasting work surfaces - including breakfast bar. Integral Zanussi appliances including gas hob, eye level double oven, tall fridge/freezer, dishwasher and washing machine. Inset white ceramic 1.5 bowl sink unit. Radiator. Glow worm gas boiler. Vinyl flooring. Recessed down lighters.

### **DINING ROOM:**

A versatile room with carpeted flooring and double glazed bay window to front. Radiator.

### **FIRST FLOOR LANDING:**

Carpeted landing with access to loft space. Airing cupboard housing Santon Premier water tank. Doors to:

### **BEDROOM 1:**

Well proportioned carpeted double bedroom with double glazed window over-looking rear garden. Radiator. Extensive range of fitted cupboards surrounding bed plus separate built-in double wardrobe. Door to:

### **EN SUITE SHOWER ROOM:**

Luxury suite comprising tiled shower cubicle; w.c.; wash hand basin with fitted mirror and shaver light over. Tiled flooring and surrounds. Radiator. Obscured double glazed window.

### **BEDROOM 2:**

Another carpeted double bedroom with double glazed window to front. Radiator. Built-in double wardrobe.

### **BEDROOM 3:**

A third carpeted double bedroom with double glazed window to front. Radiator. Fitted wardrobe.

### **BATHROOM:**

Smart family bathroom comprising suite of panelled bath with tiled surrounds; pedestal wash basin with fitted mirror and shaver light over; w.c. Tiled flooring. Radiator. Recessed down lighters. Obscured double glazed window.

### **GARDEN:**

A well maintained private enclosed garden comprising block paved patio with the rest laid to lawn with raised plant borders. Side timber garden shed. Gated access to side. Outside tap.

### **DRIVEWAY & GARAGE:**

Block paved driveway providing off-street parking for 2 cars and leading to Garage - with up and over door, power and light.

### **INTERESTING PROPERTY FACTS:**

Tenure: Freehold

Council Tax Band: E

EPC Rating C

Conservation Area: No

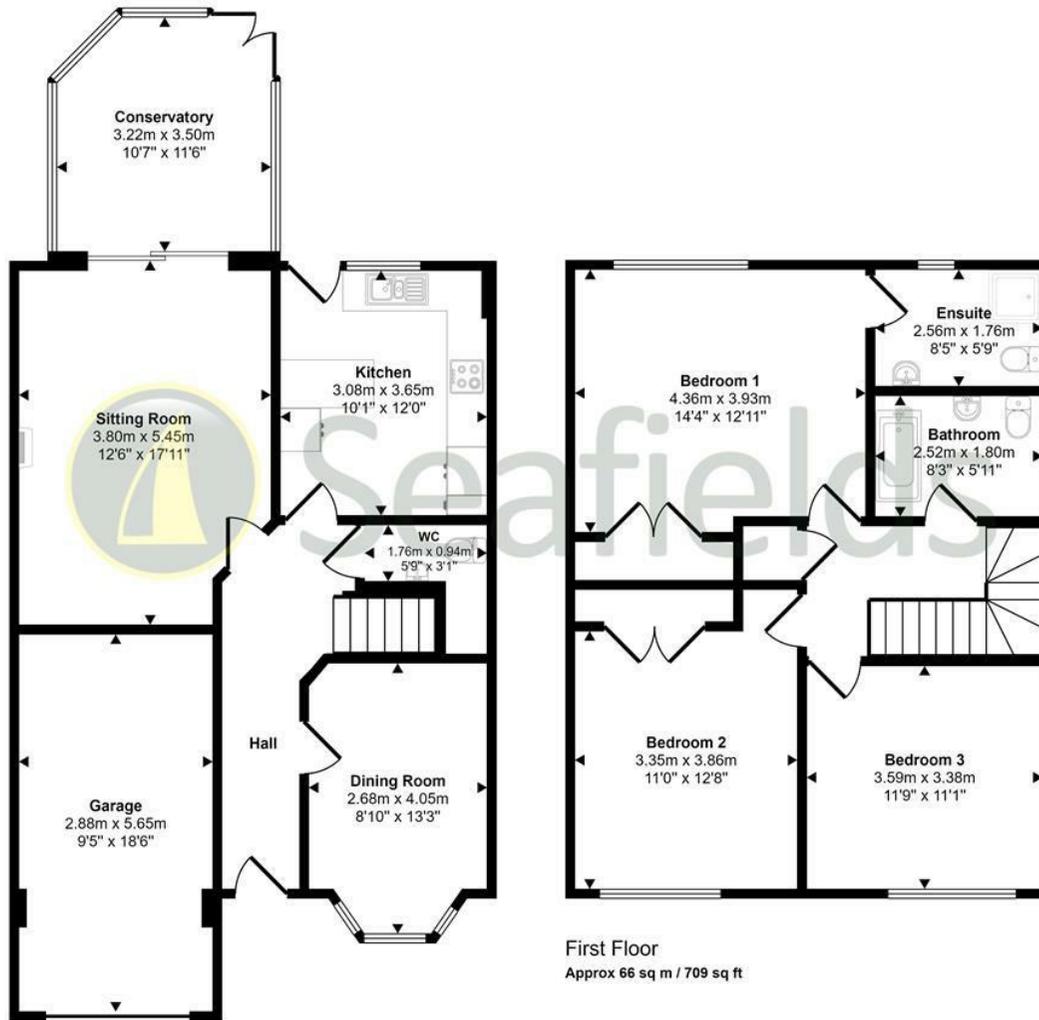
Flood Risk: No

King George V Close: Unadopted Road.

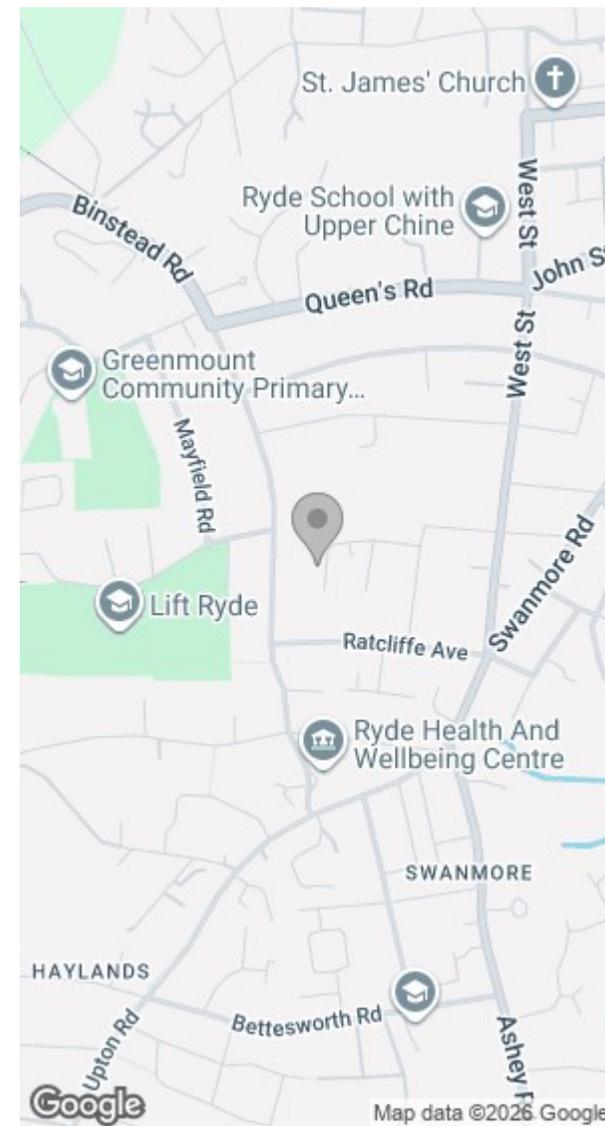
### **DISCLAIMER:**

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  
149 sq m / 1604 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>                            | 76                      | (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 |

Tel: 01983 812266

Web: [www.seafieldsproperty.co.uk](http://www.seafieldsproperty.co.uk)

Email: [info@seafieldsproperty.co.uk](mailto:info@seafieldsproperty.co.uk)

