



Guide Price £225,000
POPPY COTTAGE, 27 HILL STREET, RYDE, PO33 2QN



A REAL GEM FOR THOSE SEEKING BOTH TRANQUILITY AND CONVENIENCE!

Located in the sought after Hill Street of Ryde, this **CHARMING COTTAGE** offers a delightful blend of character and modern luxuries, and certainly is surprisingly spacious. The very well presented accommodation offers a most comfortable sitting/dining room (with log burner), stylish kitchen, conservatory and luxurious bathroom (with claw foot bath) on the ground floor, with 2 **BEDROOMS** on the first floor. One of the standout features of this property is the lovely large **SOUTHERLY GARDEN**, which offers a serene outdoor space - perfect for the avid gardener. Situated on a sought after lane, this residence is within close proximity of the upper High Street and town amenities, plus an easy stroll away from the sea front and Island/mainland transport links. Additionally, the property benefits from **GAS CENTRALHEATING**, double glazing and is being offered as **CHAIN FREE**. Well worth a visit!

ACCOMMODATION:

Attractive 'storm porch' finished in blue to match the entrance door which leads into:

SITTING/DINING ROOM:

A superbly proportioned 'double' room with designated living and dining areas. Double glazed bow window to front and further window to rear. Laminated wood effect flooring with carpeted stairs to first floor. Low level cupboard housing gas meter. Attractive fireplace with inset log burner, wood sleeper mantle and tiled hearth. Beams to ceiling and fitted timber shelving. Radiator. Part-glazed door to:

KITCHEN:

Offering ample natural light by double glazed leaded light bow window to side and high level vaulted ceiling. Quality fitted extensive range of cupboard and drawer units with solid wood work surfaces. Inset 1.5 bowl ceramic white sink unit. Gas cooker point with extractor over. Space and plumbing for washing machine, tall fridge/freezer, washing machine and dishwasher. Stone floor and tiled splashbacks. Doors to garden, bathroom and conservatory.

CONSERVATORY:

Part-brick, part double glazed conservatory with opaque roof and double glazed door to garden. Radiator. Tiled flooring.

BATHROOM:

A luxury bathroom with quality white suite of free standing claw foot bath with mixer shower attachment, w.c. and 'Heritage' wash hand basin. Tiled flooring. Heated towel rail/radiator. Mirror fronted toiletry cabinet, wall mirror and shaver light. Beams to ceiling. Double glazed angled windows to rear.

FIRST FLOOR LANDING:

Carpeted landing with doors to:

BEDROOM 1:

Carpeted double bedroom with double glazed window over-looking rear garden. Radiator.

BEDROOM 2:

A second bedroom with double glazed window to front. Radiator. Built-in over stairs wardrobe/cupboard. Access to loft space. Pretty feature fireplace with cast iron insert. Recessed fitted shelving.

GARDEN:

There is a surprisingly large, attractive and well stocked southerly garden comprising patio and lawned areas plus flower/shrub beds. Large timber shed plus covered wood store. Access to the small front garden bordered by stone wall with white gateway.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Conservation Area: No

Listed Building: No

Flood Risk: None

Council Tax Band: B

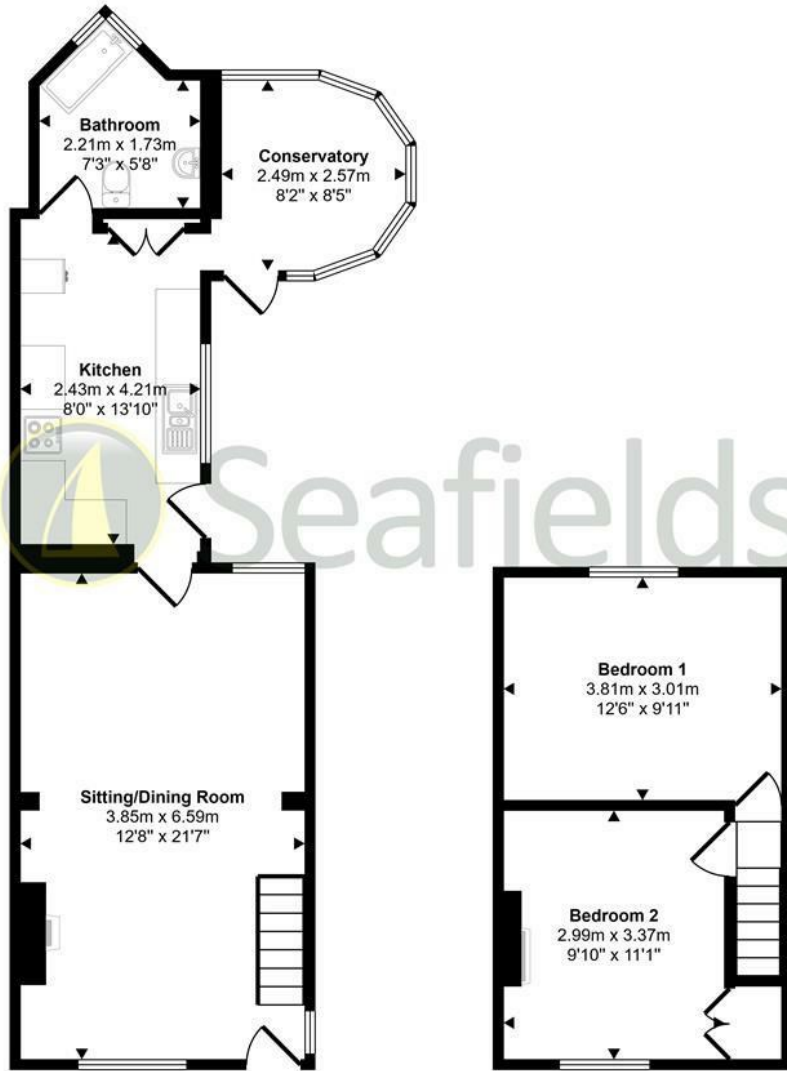
Energy Performance Rating: Tbc

Serller's Situation: No Chain

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.

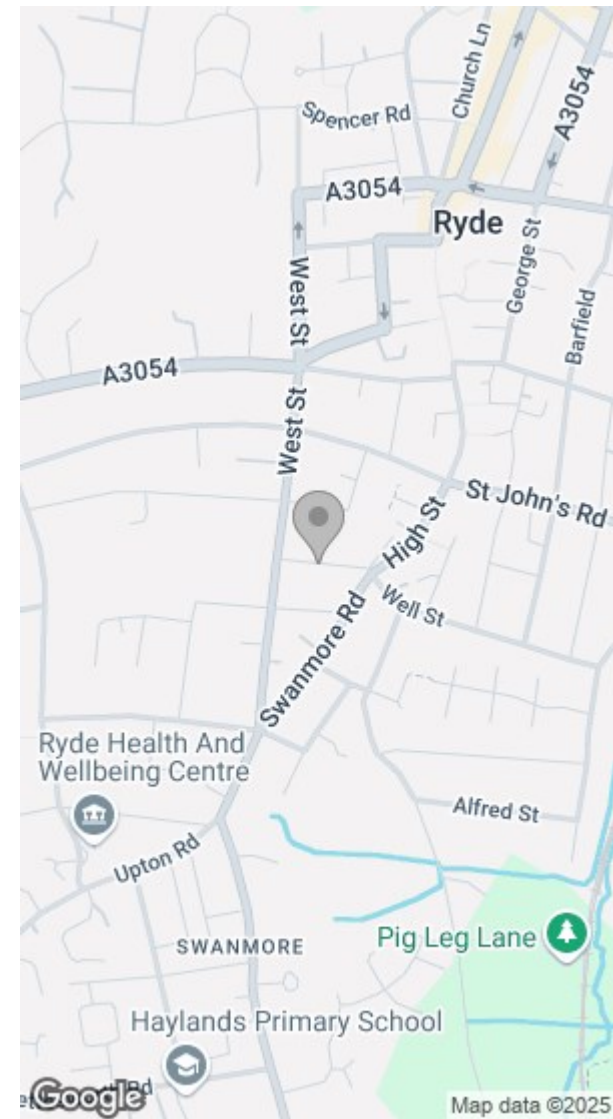
Approx Gross Internal Area
73 sq m / 787 sq ft



Ground Floor
Approx 48 sq m / 521 sq ft

First Floor
Approx 25 sq m / 266 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

