



- Stunning DETACHED Home
- Extended to form Stylish Open Plan Family Space
- PARKING for 3 Vehicles
- Generous Lawned Garden
- Beautifully Presented Throughout
- Potential Annex
- THREE Reception Rooms
- 4 Bedroom - 2 En Suite Accommodation
- Impressive 22'9 Kitchen/Diner with Island
- Popular Residential Location

4 Partlands Avenue, Ryde, Isle Of Wight, PO33 3DS

£565,000

This attractive DETACHED home has been thoughtfully extended to provide a stylish family space coupled with hugely flexible accommodation. The interior layout includes traditional separate reception rooms as well as a large open plan kitchen/dining/living space which seamlessly connects to the sizeable rear lawn and terrace. The extensive kitchen range is handmade in solid wood and incorporates a central Island topped with a Corian worktop. The underfloor heated tiled floor flows through into the spacious 17'5 fully glazed conservatory flooded with natural light and overlooking the pretty garden. The study is the third of the reception rooms and this gives way to a ground floor double bedroom with en suite shower room which has been used to accommodate another generation of the same family which quite nicely highlights the afore mentioned 'flexibility' this substantial home affords. Upstairs and there are three further double bedrooms with the master being en suite and a separate family bathroom complete with bath and shower. The mature hedge/tree lined frontage is largely designed for parking purposes with a brick paved three car driveway. Partland's Avenue is a popular residential location close enough to the town to be convenient but equally far enough away to avoid the main throng of activity in the town centre. Ryde's unrivalled selection of individual retail shops and associated facilities are less than a mile away and just a few minutes by car. There are several schools in the area to suit all ages including Ryde Independent School, a highly regarded private school. You will be a few hundred yards from the local lawn tennis club and football pitches for hire. Buses pass at the end of the avenue and regular passenger options to Portsmouth Harbour and Southsea Promenade are found along Ryde's beachside Esplanade.



Accommodation

Entrance

14'8" x 6'1" (4.47 x 1.85)

Lounge

15'8" max to bay x 12'10" (4.78 max to bay x 3.91)

Sitting Room

14'4" plus recess x 12'11" (4.37 plus recess x 3.94)

Kitchen/Diner

22'9" x 13'6" (6.93 x 4.11)

Conservatory

17'5" x 10'0" (5.31 x 3.05)

Utility room

11'8" x 8'6" (3.56 x 2.59)

Cloakroom w/c

Annexe

Lounge/Study

15'2" x 10'2" (4.62 x 3.10)

Bedroom/Reception

16'8" max to recess x 10'2" (5.08 max to recess x 3.10)

En-suite

10'7" x 2'6" (3.23 x 0.76)

Landing

Master bedroom

12'11" x 11'11" plus wardrobes (3.94 x 3.63 plus wardrobes)

En-suite

7'10" x 5'4" (2.39 x 1.63)

Bedroom

13'0" x 12'3" plus wardrobes (3.96 x 3.73 plus wardrobes)

Family Bedroom

11'3" x 6'6" (3.43 x 1.98)

Bedroom

12'7" plus recess x 11'5" (3.84 plus recess x 3.48)



Gardens

A high hedge and mature trees screen the lawned frontage from the surroundings. A side access leads to the enclosed pretty rear garden. This generous garden is wonderfully sunny and neatly laid to lawn. There is a colourful array of established trees and shrubs to its bed and borders. A paved patio runs along the rear of the property offering plenty of seating and BBQ options. External lighting. Garden shed. Garden tap. External power points.

Parking

The brick paved driveway offers spaces for 3 vehicles.

Council Tax

BAND E

Tenure

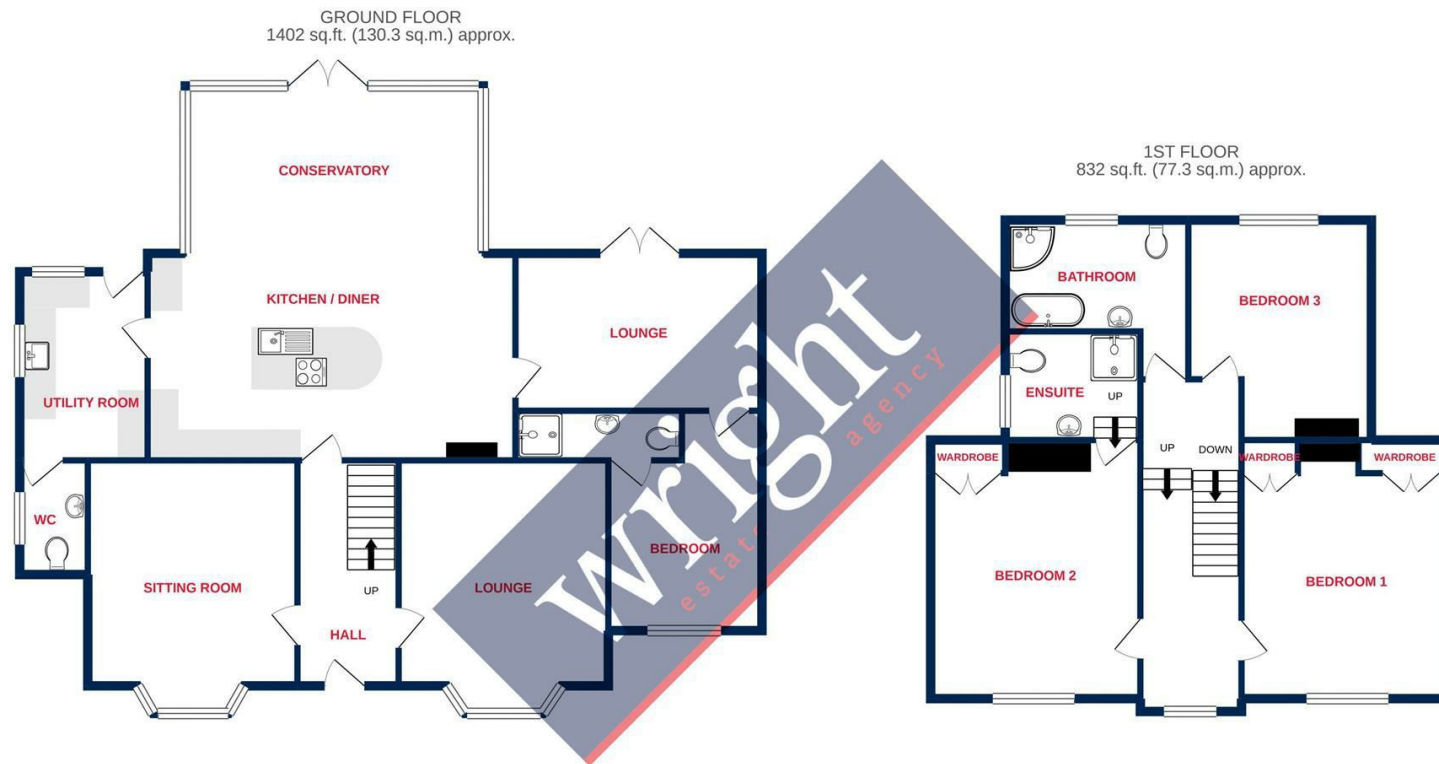
Freehold

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

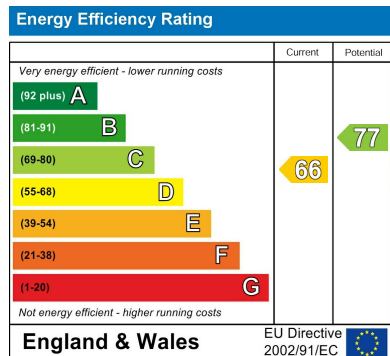
Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA : 2234 sq.ft. (207.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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