



- Spacious 139 sqm Modern Detached Bungalow
- Triple Aspect 22'1 Living Room
- Well Placed for Local Walks & Recreation Grd
- No Onward Chain
- Generous 3 Bed - 1 En Suite Accommodation
- Driveway Parking for up to 5 Cars
- Smart Modern 28'2 Kitchen/Diner
- Beautifully Presented Interior
- Peaceful Village Location
- Partially Converted Garage (see notes)

Burley Church Road, Havenstreet, Ryde, PO33 4DG

£495,000

With such a sizeable 139sqm interior this chain free bungalow will appeal to those who are looking for a very comfortable and spacious home. 'Burley' has cleverly designed single floor accommodation centred around a voluminous entrance hallway from where all rooms are accessed. The triple aspect living room overlooks the garden and is tastefully finished with wood flooring. An equally impressive kitchen/diner with central island sits to the rear of the property seamlessly leading to the garden and patio via its double doors. There are three double bedrooms and the principal is en suite. Like the smart kitchen, both the en suite and the main bathroom have been refurbished in very recent years. The garage has been partially converted in favour of a utility & storage room which still leaves driveway parking for up to 5 cars. Access to local walks connecting with the Island's extensive network of footpaths and bridleways will be on your doorstep. These will also lead directly to Firestone Copse, a hugely popular local destination for dog walkers and those looking to commune with nature. Havenstreet Village boasts a community centre, farm shop, highly regarded public house and its very own steam railway. The village is conveniently nestled between Wootton and the principal towns of Newport and Ryde. Fishbourne Car Ferry is a few minutes drive away and highspeed mainland passenger options are found in nearby Ryde.



Accommodation

Porch

8'4 x 5'7 (2.54m x 1.70m)

Entrance Hall

20'3 x 6'6 (6.17m x 1.98m)

Loft access

Built in storage

Living Room

22'1 x 11'11 (6.73m x 3.63m)

Kitchen/Diner

28'2 x 12'10 max (8.59m x 3.91m max)

Integrated dishwasher and oven were replaced in December 2023.

Principal Bedroom

11'8 x 8'10 plus wardrobes (3.56m x 2.69m plus wardrobes)

En Suite

6'3 x 5'5 (1.91m x 1.65m)

Bedroom 2

11'7 x 10'11 (3.53m x 3.33m)

Bedroom 3

11'3 x 9'6 (3.43m x 2.90m)

Shower Room

6'1 x 6'1 (1.85m x 1.85m)

Rear Lobby

Leading to:

Gardens

Beyond the sizeable driveway the lawned garden sweeps around the side to meet the rear lawn and patio area. It is ideally orientated for the sun throughout the day facing east, south and southwest. Established hedging and fenced boundaries enclose the garden. A sizeable paved patio sits to the rear of the bungalow accessed directly from the kitchen/diner. External sockets. Garden tap. Garden shed. External lighting.

Driveway Parking

With spaces for up to 5 vehicles

Tenure

Freehold

Garage

16'7 x 7'11 (5.05m x 2.41m)

This has been partially converted to form a utility room & storage. Double glazed doors to rear and side. Plumbing for washing machine. Up and over door still in situ. Power and lighting. Double glazed window to rear.



Council Tax
Band E

Mobile Coverage
Coverage includes O2 & Vodaphone.

Broadband Connectivity
Openreach network. Up to superfast available.

Flood Risk
Very Low Risk. NB: Never flooded in current 20 year ownership.

Construction Type
Standard construction.

Services
Unconfirmed gas, mains water, drainage, electricity and broadband.

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.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 138 m², EXCLUDED AREAS:
PORCH: 4 m²
TOTAL: 138 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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