



- Well Presented Detached House
- 20'7 Living Room Overlooking Garden
- Sizeable Rear Lawn Garden
- Sun Lounge, Cloakroom & Store Room
- Generous 1/4 of an Acre Plot
- Interesting Sea Views to Rear
- Integral Garage & Driveway Parking
- Very Comfortable 3 Bedroom Accommodation
- 20'10 Kitchen/Diner
- Peaceful Residential No-Through Road

17 Westwood Road, Ryde, Isle Of Wight, PO33 3BJ

£475,000

This well presented 1960's detached house occupies a sizeable 1/4 of an acre plot. It's peaceful location is a desirable no-through residential road just a few minutes from the town centre at Ryde. This idyllic position enjoys interesting views of the sea including passing cruise ships as they head for exotic international destinations and more local sailing craft and ferries. The cleverly designed internal layout is focused towards this view and the extensive rear garden with all rooms enjoying both vistas. The interior favours a family living room and separate kitchen/diner arrangement so desirable for modern living requirements. Upstairs and all three bedrooms are comfortably doubles, especially the spacious 17'10 principal bedroom. Although beautifully cared for and maintained this appealing home offers exciting opportunity to modernise and extend to grow inline with your needs, subject to all the permissions of course. Being so close to the town will afford an extremely convenient lifestyle with a wealth of shops and services at your beck and call. The same convenience will apply for access to Ryde's wonderful beaches, highspeed mainland passenger connections and the highly regarded Ryde (Independent) School. Car ferry access to the mainland is found in nearby Fishbourne and The Coastal Path passes along Ryde's coastline providing a pleasant walking route which eventually circumnavigates the entire Island.



Accommodation

Porch

5'4 x 3'8 (1.63m x 1.12m)

Entrance Hallway

7'6 x 5'3 (2.29m x 1.60m)

Cloakroom

Built in Storage

Kitchen/Diner

20'10 x 9'5 max (6.35m x 2.87m max)

Sun Lounge

8'11 x 5'0 (2.72m x 1.52m)

Side Porch & Utility

Living Room

20'7 x 13'7 (6.27m x 4.14m)

Landing

Loft hatch. Under eaves storage

Built in Airing Cupboard

Principal Bedroom

17'10 plus wardrobe x 11'2 (5.44m plus wardrobe x 3.40m)

Bedroom 2

17'9 into max x 10'9 (5.41m into max x 3.28m)

Bedroom 3

13'5 max to bay x 9'5 (4.09m max to bay x 2.87m)

Bathroom

9'7 x 5'1 (2.92m x 1.55m)

Gardens

The frontage is neatly laid to lawn with a pavement side low wall boundary. Shrub borders edge the garden and paved pathways lead to the entrance and gated side access. To the rear, the lawned garden is surprisingly large offering plenty of scope for gardeners and children to play in. A gently sloping lawn connects the upper lawn and the wild garden at the lower level. Wild spring flowers appear here annually creating a blanket of colour. and a cluster of mature oak trees are continuous features. Fence and hedge boundaries enclose the sizeable garden and a raised patio sits off the rear of the house enjoying the perfect spot to overlook the garden. Summer house. Garden shed. Garden tap.

Integral Garage

20'5 x 7'11 (6.22m x 2.41m)

Double doors. Power and lighting. Window to rear. Door to:



Store Room

19'4 x 5'0 average (5.89m x 1.52m average)
 Double glazed doors to front and rear. Double glazed window.
 Power & lighting.

Driveway Parking

With space for a vehicle. Capacity could be increased if the driveway was extended within the frontage.

Council Tax

Band E

Tenure

Freehold

Mobile Coverage

Coverage includes EE, O2, Three & Vodaphone

Broadband Availability

Wightfibre and Openreach networks. Ultrafast fibre available.

Flood Risk

Very Low Risk

Construction Type

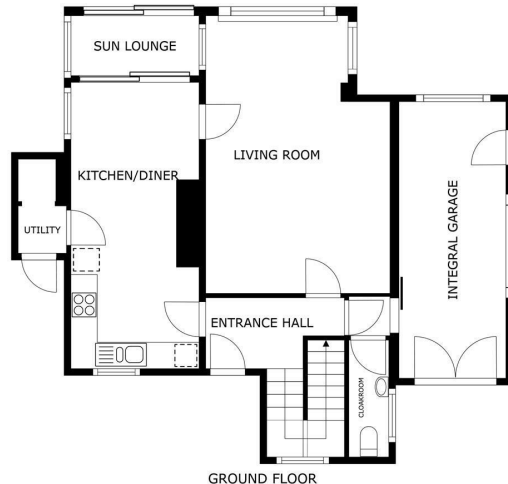
Standard Construction

Services

Unconfirmed gas, electric, mains water & drainage.

Agents Note

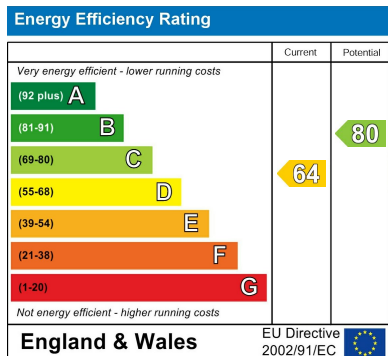
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.



GROSS INTERNAL AREA
 GROUND FLOOR 81.3 m² FLOOR 1 70.2 m²
 TOTAL: 151.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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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