

# 39, Bettsworth Road

Ryde, Isle of Wight PO33 3EW

**£280,000**  
FREEHOLD



A three-bedroom family home with a flowing layout, set in an extremely convenient location in popular Ryde, and with the added benefit of an enclosed garden with rear access, driveway parking and a garage.

- Three-bedroom mid-terrace family home
- Extended front and rear to create a versatile layout
- Enclosed terraced garden complete with rear access
- Ideal family location, close to schools, parks and beaches
- Gas central heating and double glazing
- Well maintained by the current owner of 40 years
- Naturally light and bright throughout
- Additional, large storage rooms under the house
- Driveway parking complete with an integral garage
- Conveniently near to town and mainland travel links

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in 1972, this fabulous family home has been well-maintained by the current owner of over 40 years, with significant upgrades including extensions to the front and rear, adding additional accommodation and creating a versatile floorplan perfectly suited to modern living. An abundance of glazing combines with soft neutral décor throughout to create a light, bright atmosphere. Accommodation comprises a welcoming entrance porch, inner hall, spacious lounge, a dining and breakfast room and a kitchen on the ground floor, with three bedrooms and a bathroom on the first-floor. The property also benefits from a vast amount of storage, with the integral garage and two large storage rooms that occupy the space beneath the house.

Set back from the road within the popular area of Haylands in Ryde, the property is ideally positioned, with a recreation ground located nearby and good local schools within the area at primary and secondary level. The many amenities of Ryde are located just minutes from the property which include boutique shops, supermarkets, restaurants and miles of spectacular sandy beaches. Ryde also benefits from high-speed mainland ferry travel links, and the Southern Vectis bus service and Island Line train line provide regular transport connections across the Island.

### **Welcome to 39 Bettesworth Road**

From popular Bettesworth Road, a broad, block paved driveway leads to the front façade of No. 39. A Part glazed door leads into the entrance porch.

#### **Entrance Porch**

11'5" x 6'3" (3.50m x 1.93m)

Perfectly utilising the space at the front of the property, the entrance porch has a glazed roof and windows to the front aspect. There is space for utility appliances, and the porch is finished with a tiled floor.

#### **Hall**

7'7" x 3'1" (2.32m x 0.96m)

The inner hall has a neutral carpet and décor, and a door to the lounge.

#### **Lounge**

16'6" max x 12'4" into alcove (5.04m max x 3.76m into alcove)

The spacious lounge has a large window which looks over the rear garden, and is presented in a combination of neutral décor and carpet. Stairs lead to the first-floor, and the space under has been cleverly utilised to create built-in storage. An alcove provides further storage, and there is a decorative triple arch which gives access to the dining/breakfast room.

#### **Dining/Breakfast Room**

19'3" x 7'10" (5.87m x 2.40m)

The neutral décor and carpet flows through from the lounge into the dining/breakfast room, which has plenty of space for dining furniture. A window to the end of the room provides a view over the garden, and a door leads out to the garden. An open archway leads to the kitchen.

#### **Kitchen**

10'9" x 7'10" (3.29m x 2.40m)

The kitchen comprises a mix of shaker style base and wall cabinets, presented in a soft tone and complemented with wood-laminate worktops, tiled splashbacks and a wood-laminate floor. Integrated appliances include a high-level oven and grill, a gas hob with an extractor hood over, plus there is an inset sink and drainer set beneath a window to the front aspect.

#### **First-Floor Landing**

The neutral décor and carpet continue up the characterful turning staircase and on to the landing, which has a hatch to the part-boarded, insulated loft, and there are timber panel doors to all three bedrooms and to the bathroom.

### **Bedroom One**

12'10" x 12'6" max (3.92m x 3.83m max)

The primary bedroom has an arch detail and a fantastic full wall of wardrobes, complete with mirrored sliding doors. The wardrobe is also home to a Weissman combi boiler, which was newly fitted in 2023. There is a window to the rear aspect, with lovely views over the neighbouring rooftops and on to the downs in the distance.

### **Bedroom Two**

12'4" x 7'11" (3.78m x 2.42m)

Light, bright and well-proportioned, the second bedroom features green walls and a neutral carpet, and has a window to the front aspect.

### **Bedroom Three**

10'0" x 7'10" (3.05m x 2.41m)

Another good-size room, presented in a neutral scheme and with a window providing plenty of natural light and a lovely view.

### **Bathroom**

10'8" max x 7'11" (3.26m max x 2.43m)

The family bathroom is well appointed, and is finished in a combination of white tiles with mosaic detailing, neutral walls, tactile cork flooring and wood-panelled ceiling. A white suite comprises a double ended bath, complete with a heritage style mixer shower tap, a pedestal basin with a traditional tap, a matching low-level WC and there is also a separate, large walk-in shower. The bathroom also has a large window to the front aspect with reeded glass for privacy.

### **Outside - Front**

To the front, the block-paved driveway provides plenty of parking space and provides access to the garage.

### **Garage**

16'1" x 8'5" (4.92m x 2.58m)

The garage has an up-and-over door, white painted walls and a painted floor, and has the added benefit of power, water, and a strip light.

### **Outside - Rear**

From the back door, steps lead down to a paved terrace, which provides a fantastic seating area. A further terrace provides an ideal outside dining spot, and doors lead to two large storage areas, which both have lights and one has an outside tap. The storage areas have limited head height, but provide an enormous amount of additional storage space. From the terrace, steps lead down to the lawn, which is a good size and is enclosed with built-in borders, walls and fencing, and also has the added benefit of a gate which leads out to the street behind.

39 Bettesworth Road presents an opportunity to purchase a well-maintained, three bedroom family home, set in an extremely convenient and desirable location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C (Approx £2,163.27 for 2024/25)

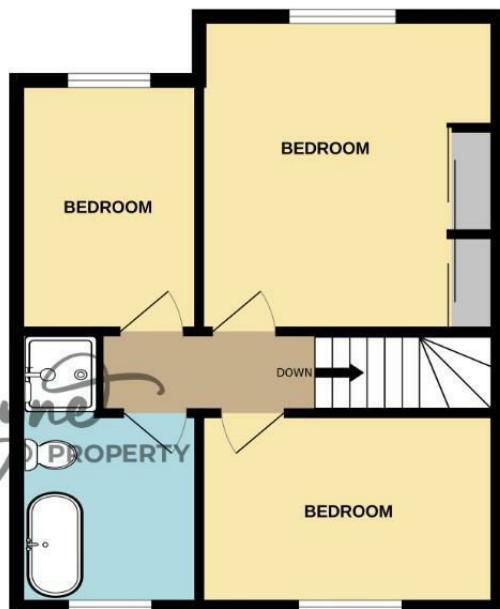
Services: Mains water, gas, electricity and drainage



GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	73
(69-80)	C	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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