

160, Mary Rose Avenue

Wootton Bridge, Ryde, Isle of Wight PO33 4PA

£225,000
FREEHOLD



Enjoying a peaceful position in a convenient village location, this delightful two-bedroom end-of-terrace home is beautifully presented and comes complete with driveway parking and a low-maintenance rear garden.

- Attractive end-of-terrace home
- Off-road parking for two vehicles
- Peaceful residential location
- Gas central heating and double glazing
- Convenient location for island and mainland travel links
- Two bedrooms with potential for three
- Well-designed, low-maintenance rear garden
- Close to the principal towns of Ryde and Newport
- Minutes from local shops and amenities
- Offered for sale chain free

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Tucked away in a quiet spot within a popular residential area of Wootton Bridge, this beautifully presented home is offered for sale chain free and has been modernised throughout by the current owners of five years, offering an immaculate home ready to move straight into. Benefiting from two double-sized bedrooms, the spacious main bedroom was formerly two separate rooms, therefore providing the option for the new owners to recreate a third bedroom of a single size. Additionally, the property benefits from a recently installed gas central heating system which was completed in February 2022 including an efficient A-rated gas combination boiler plus radiators and is connected to a 'Google Nest' smart thermostat, known for its energy-saving technology. Outside, the front of the property overlooks a long gravel area for garden use or off-road parking and an adjacent driveway provides parking for an additional vehicle. The rear garden has been beautifully designed to offer a low-maintenance outdoor living space featuring a delightful fish pond and a range of flowering plants to create a nature-friendly environment.

160 Mary Rose is perfectly positioned within easy reach of both Newport and Ryde and is well placed for idyllic rural and coastal walking routes. The bustling town of Ryde with its sandy beaches, eclectic mix of shops and restaurants as well as the Independent Ryde School is just a ten-minute drive away and in the other direction is the town of Newport which boasts a range of shops, restaurants, cinemas and the exciting Quay Arts Centre, all less than six miles from the property. The popular village of Wootton offers an abundance of amenities including a four-star spa hotel with a fine dining restaurant, local stores that cater for food, wine and groceries, and there are some great takeaways featuring a well-renowned fish and chip shop for the days when you don't fancy cooking. Nearby facilities include a primary school and a community centre, a well-maintained recreation and sports ground, as well as a health centre, pharmacist and a vet. The property is ideally located for mainland travel links, with a regular car ferry service under two miles away and a high-speed foot passenger service just a fifteen-minute drive from the property. Providing good connectivity to many island-wide amenities, additionally, this home is within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every fifteen minutes during the day.

The well-arranged accommodation comprises an entrance hall leading to a modern kitchen and a spacious living room with access to the rear garden. Located on the first floor are two double bedrooms and a bathroom.

Welcome to 160 Mary Rose Avenue

Enjoying a tucked away position off of Mary Rose Avenue, this attractive redbrick end-of-terrace house was built-in 1990 and provides a charming first impression with its raised timber flowering plant bed and a pitched-roof porch canopy woven with a leafy vine. A pathway edged with a mini plant bed featuring a cherry blossom tree leads the way to a dark wood-effect UPVC front door with a decorative glazed panel.

Entrance Hall

Decorated with a wood-effect laminate floor and a grey textured wallpaper that continues to the first-floor landing, this space houses a telephone/internet point and has a grey carpeted staircase. An open doorway leads to the kitchen and a multi-pane door opens to the living room.

Kitchen

8'07 x 8'02 (2.62m x 2.49m)

This room is fitted with a range of light-grey shaker-style base and wall cabinets providing a combination of cupboards and drawers with long brushed steel handles. With a gloss-black tile splashback, a speckled countertop incorporates a stainless steel sink and drainer with a swan neck mixer tap beneath a window to the front aspect. Integrated cooking appliances include a double electric oven in a convenient elevated position and there is an electric hob with a cooker hood over. The countertop top provides space and plumbing beneath for two appliances and there is additional space at the end of the units, perfect for positioning a full-height fridge freezer. Illuminated by a multi-spotlight ceiling fixture, this room is finished with a stone-effect laminate floor and neutral walls.

Living Room

16'05 max x 14'06 (5.00m max x 4.42m)

Providing space to arrange a comfortable lounge area and dining spot, this room is beautifully decorated with a neutral carpet and a light grey wall decor which has a contrasting dark floral feature wall. Fitted with a pretty multi-pendant ceiling light and a 'Nest' central heating thermostat, this room also includes a television aerial connection, access to a large under-stair cupboard and a set of glazed French doors to the rear garden.

First Floor Landing

The light grey carpet from the staircase continues to a first-floor landing which provides access to a boarded loft space and an over-stair cupboard which houses the 'Worcester' gas combi boiler. A series of white panel doors lead to two double bedrooms and a bathroom.

Bedroom One

14'06 max x 10'07 max (4.42m max x 3.23m max)

Featuring two windows to the rear aspect, this spacious double bedroom enjoys a plush grey carpet and a light grey wall decor including papered feature walls in delicate botanical print. This room is also fitted with two pretty multi-shade ceiling lights.

Bedroom Two

11'09 x 8'01 (3.58m x 2.46m)

Beautifully finished with a teal-green leaf print feature wall, this second double bedroom has a window to the front aspect with a radiator beneath and has an overall light neutral wall decor complemented by a plush grey carpet. An elegant droplet style ceiling light is also located here.

Bathroom

Recently fitted with a decorative vinyl floor, this bathroom has an opaque glazed window to the front aspect and is finished with a combination white wall tiling and a light blue mosaic-effect wallpaper. A coordinating white suite comprises a dual flush w.c with a wall-mounted mirrored cabinet above, a pedestal hand basin and a panel bath with a clear glass screen and shower fixtures consisting of integrated wall controls and a fabulous rainfall-effect shower fixture as well a handheld attachment on a slider bar. Also located here is a chrome heated towel rail and a recessed spotlight complete with an extractor fan.

Rear Garden

Offering a delightful retreat, the rear garden has been created to provide a calming outdoor living space with its raised patio terrace featuring a charming fish pond, perfect for arranging cosy garden seating. Fully enclosed with timber fencing giving way to a side gate, this space also features a low-maintenance artificial lawn area with a curved plant bed displaying a range of vibrant planting such as a camellia, a mature rose bush, and a beautiful Californian lilac adding a vivid pop of colour.

Conveniently located close to plenty of local amenities, 160 Mary Rose Avenue represents a wonderful opportunity to purchase a well-presented two-bedroom home, complete with highly desirable off-road parking and a wonderful rear garden.

Additional Details

Tenure: Freehold

Council Tax Band: B

Services: Gas central heating, electricity, mains water and drainage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Agent Notes:

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