

Honeysuckle Cottage

Victoria Crescent, Ryde, Isle of Wight PO33 1DQ

£395,000
FREEHOLD



Perfectly positioned in Elmfield, close to town, schools and sandy beaches, this beautifully updated three-bedroom home offers spacious accommodation throughout and comes with driveway parking and an enclosed rear garden.

- A detached family home with spacious accommodation
- Family bathroom, primary ensuite and cloakroom
- Generous kitchen with space for dining/breakfast table
- Enclosed, low-maintenance rear garden with studio
- Close to town, schools, beaches, and mainland travel links
- Recently renovated and completely redecorated
- Bathed in natural light with south facing rear aspect
- Private driveway parking for two vehicles
- Double glazed windows and gas central heating
- Ready to move into and offered for sale chain free

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

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Originally constructed in 2000, Honeysuckle Cottage perfectly blends luxurious style with contemporary finishes that complement the style of the property. Completely renovated and redecorated ready for sale, the accommodation is bathed in plenty of natural light due to its south facing rear aspect, which is further enhanced by an elegant decor that offers a fresh, versatile backdrop throughout. With a driveway providing parking for up to two vehicles, other benefits include brand new carpets and vinyl, plus double-glazed windows and gas central heating which combine to contribute to an impressive Band C energy performance rating.

This wonderful family home is situated in Elmfield, a sought-after suburb of Ryde, only a short walk from the town centre and the beautiful sandy beaches at Appley. Ideal for family life, the property is close to good schools and fast, regular travel links to the mainland and across the Island. Ryde's bustling town centre offers a variety of eclectic boutique shops and an exciting range of cafes, restaurants and bars. As the largest town on the Isle of Wight, Ryde's amenities cater for all ages and some of its many attractions include a children's fun fair, numerous parks, a canoe lake, swimming pool, bowling alley and laser quest. Bus and train depots in Ryde provide convenient and regular public transport links across the Island.

Accommodation comprises a welcoming entrance hall, a kitchen with space for a dining/breakfast table, spacious living room with doors to the garden, and a cloakroom on the ground floor, with three bedrooms, one of which is ensuite, and a family bathroom on the first floor.

Welcome to Honeysuckle Cottage

From popular Victoria Crescent, a block paved driveway leads up to the smart red-brick façade of Honeysuckle Cottage. The UPVC front door matches the double-glazing that features throughout the house, and provides access into the welcoming entrance hall.

Entrance Hall

extending to 19'7" (extending to 5.97m)

The quality of renovation is immediately apparent from the entrance hall, with contemporary soft grey walls complemented with fresh white woodwork and details, over a stylish brand-new grey carpet. The décor continues throughout the property, creating a cohesive scheme which flows beautifully from room to room. The entrance hall has a cupboard which conceals the consumer panel, an understairs cupboard providing useful further storage and the space benefits from a pendant light and a radiator. Stairs lead to the first floor, and doors give access to the kitchen/diner, living room and cloakroom.

Kitchen/Diner

14'8" x 10'2" (4.48m x 3.12m)

A spacious area which provides versatility, filled with light from the double aspect glazing and with plenty of room at one end for a dining or breakfast table to create a social space. The kitchen is a fabulous mix of floor and wall cabinets, presented in natural wood effect, with a contrasting dark roll-edged worktop and beautiful glossy black splashback tiles. The kitchen has been updated with black kickboards, which create a floating effect over the dark vinyl floor. Integrated appliances include a fridge and freezer, dishwasher, electric oven, gas hob and a matching extractor hood, plus there is a 1.5 bowl stainless-steel sink and drainer with a modern mixer tap which sits beneath a window to the front aspect. The worktop continues towards the dining area, creating a space for a washing machine and a tumble dryer. The space benefits from a pendant light and there is a radiator at the dining area end of the room.

Living Room

16'9" x 13'5" (5.11m x 4.11m)

The living room is generously proportioned and very light and bright, with the fresh décor continuing and dual aspect glazing including French doors which provide views over, and access to, the sunny rear garden. TV and data points are set to one corner, and the living room also has a pendant light and two radiators.

First Floor Landing

9'7" x 6'2" (2.93m x 1.89m)

The stairs feature an ornate balustrade and lead up to the spacious first floor landing, which benefits from a window to the side aspect. The new grey carpet runs up the stairs to the landing and continues into all three bedrooms. A hatch provides access to the part boarded loft, which also has strip lighting, and doors lead to all three bedrooms and to the family bathroom.

Bedroom One

13'5" x 10'4" (4.11m x 3.17m)

The generous room dimensions continue into the primary bedroom, which has a window providing views out over the driveway. There is a pendant light and radiator, and perfectly positioned USB enabled sockets. A door leads into the ensuite.

Ensuite

The ensuite is well proportioned and tiled up to dado height in a white scheme with a decorative flourish which complements the soft grey walls and dark vinyl floor. There is a built-in shower, dual-flush low-level WC, pedestal basin with contemporary taps and a heated chrome towel rail. The ensuite also has a low-level light and extractor, and a window to the front aspect with patterned glass for privacy.

Bedroom Two

10'11" x 10'3" (3.34m x 3.13m)

Another good-size bedroom, continuing the fresh décor and with a south-facing window providing views over the garden. There is also a radiator under the window, and a pendant light.

Bedroom Three

10'3" x 6'7" (3.13m x 2.01m)

The third bedroom is well proportioned, and has a window to the side aspect, a pendant light and a radiator beneath the window.

Family Bathroom

7'9" x 6'1" (2.37m x 1.87m)

Presented in a combination of fresh white tiling and soft grey walls over a dark vinyl floor, the family bathroom has a calming ambience. There is a full size bath with a mixer tap and a shower over, complete with a sleek glass screen, a pedestal basin with contemporary taps, a dial-flush low-level WC and a heated chrome towel rail. The bathroom also has a low-level light and extractor, plus a window to the rear aspect that has patterned glass for privacy.

Outside

To the front, the block paved driveway provides valuable private parking and is surrounded by slate-chip borders. The front is enclosed by a mix of fencing and a characterful brick front wall. To one side, a secure shed provides useful additional storage, connecting to the rear garden via a back door, and to the other side a pathway leads to a secure gate to the rear garden. To the rear, a paved terrace spans the rear of the house, creating a fantastic al-fresco dining area and making the most of the south-facing aspect. From the terrace, a low-maintenance lazy-lawn looks fabulous, and leads to a composite deck which spans the front of the studio.

Studio/Study/Summerhouse

11'9" max x 10'2" max (3.59m max x 3.11m max)

Perfectly positioned to make the most of the space at the end of the garden, the studio is presented in modern grey cladding and has a pair of sliding doors. The studio has plenty of potential, and would make a perfect home-office, additional reception space or a charming summerhouse. There is lighting and power to the building.



Honeysuckle Cottage presents an enviable opportunity to purchase an immaculately presented family home, with all the benefits of having been recently updated, and set in a sought-after area of popular Ryde. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

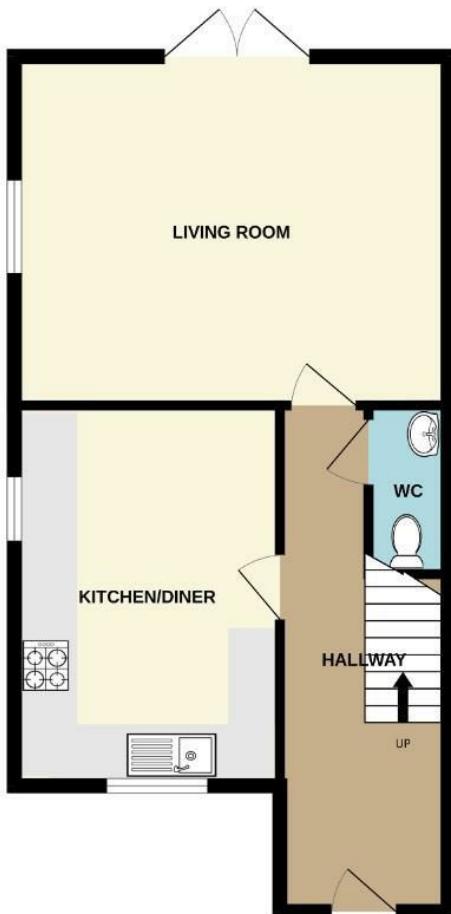
Council Tax Band: D

Services: Mains water, gas, electricity and drainage

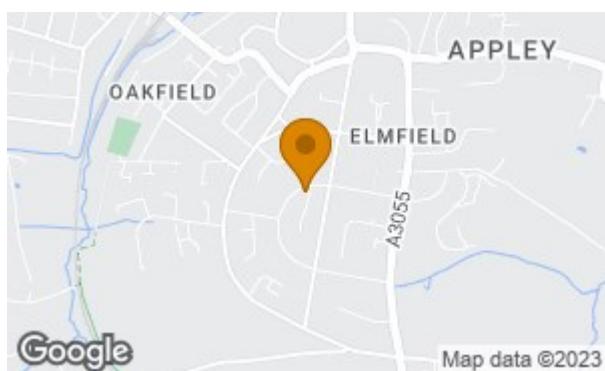


GROUND FLOOR

1ST FLOOR



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		
England & Wales		

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