



Guide Price £385,000

12 KING GEORGE V CLOSE, RYDE, ISLE OF WIGHT, PO33 3DE



## **SUPERBLY SPACIOUS AND BRIGHT - WITHIN LARGE CORNER PLOT!**

Tucked away in the peaceful cul-de-sac of King George V Close, this very well maintained DETACHED BUNGALOW offers ample privacy and convenience, located within easy walking distance to Ryde town amenities, mainland transport links, the bus route and the long stretch of beautiful sandy beaches. The property offers large and bright accommodation to include a very well proportioned sitting room, full width modern kitchen/diner, conservatory and utility room, plus 2 DOUBLE BEDROOMS with fitted wardrobes (one with an en suite bathroom) plus a separate shower room. Added benefits include GAS CENTRAL HEATING, double glazing throughout, a beautifully maintained southerly REAR GARDEN - such a lovely space to enjoy throughout the year - plus a deep DRIVEWAY leading to integral GARAGE. Certainly viewings are highly recommended to appreciate all that is on offer!

### **ACCOMMODATION:**

Double glazed entrance door to:

### **PORCH:**

A practical porch with an obscured double glazed window to the front, providing a sheltered entrance with door leading to:

### **HALLWAY:**

A welcoming, carpeted entrance hallway featuring a ceiling light and radiator, with doors leading to all rooms. Hatch to boarded loft providing access to storage. Linen cupboard housing water tank.

### **SITTING ROOM:**

A spacious and comfortable sitting room featuring a large double glazed window to front, allowing plenty of natural light. The room is carpeted and includes ceiling and wall lighting, a radiator and a feature fireplace with electric fire.

### **KITCHEN/DINING ROOM:**

A spacious and bright open plan kitchen/diner creating an ideal space for both every day living and entertaining. The kitchen area comprises range of light pine units with contrasting worktops and breakfast bar. Inset sink unit. Tiled splashbacks. Integral appliances include fridge, oven and microwave, along with a gas hob and extractor fan. Space and plumbing for dishwasher. Tiled splash backs. Radiator. Double glazed window with roller blind over-looks the rear garden. Door to utility room.

The dining area is carpeted and benefits from a radiator. Double glazed sliding doors to conservatory.

### **UTILITY ROOM:**

A practical utility room fitted with spotlights, an extractor fan and also housing the Glow-worm boiler. A worktop incorporates inset chrome sink unit. Tiled splashbacks. Shelving and under counter units provide useful storage. Space and plumbing for washing machine and tumble dryer. UPVC door to rear garden. Door to Garage.

### **CONSERVATORY:**

A bright, fully double glazed conservatory fitted with vertical blinds and offering a lovely outlook over the garden. Ceiling fan light and wall lights. Radiator. Double glazed French doors open directly onto the garden, creating a seamless indoor/outdoor flow.

### **BEDROOM 1:**

A superbly spacious, bright and airy double bedroom with a large window over-looking rear garden. Carpeted flooring. Radiator. Built in double wardrobes. Door to:

### **EN SUITE BATHROOM:**

A fully tiled en-suite bathroom with tiled flooring. Comprising white suite of bath with multi-way tap with shower attachment, wash basin and w.c. Radiator. Obscured double glazed window to side.

### **BEDROOM 2:**

A second fully carpeted double bedroom with a double glazed window to front. Radiator. Double fitted wardrobes.

### **SHOWER ROOM:**

A fully tiled shower room with tiled flooring. Comprising tiled walk-in shower cubicle, w.c, and sink unit. Radiator. Extractor fan. Obscured double glazed window to front with roller blind.

### **GARDENS:**

A beautiful south facing wrap around garden, fully enclosed for privacy. The patio area is perfect for al fresco dining and entertaining, while the remainder of the garden is mainly laid to lawn with well maintained shrub borders and small trees. A shed provides additional storage. Gateway to front.

### **DRIVEWAY:**

A paved private driveway providing parking for at least 2 vehicles and leads to Garage.

### **GARAGE:**

A good sized integral garage with remote controlled door and internal access via the utility room. Fitted with a power supply, it offers versatile space ideal for additional appliances or storage.

### **TENURE:**

Freehold.

### **OTHER PROPERTY FACTS:**

Council Tax Band: E

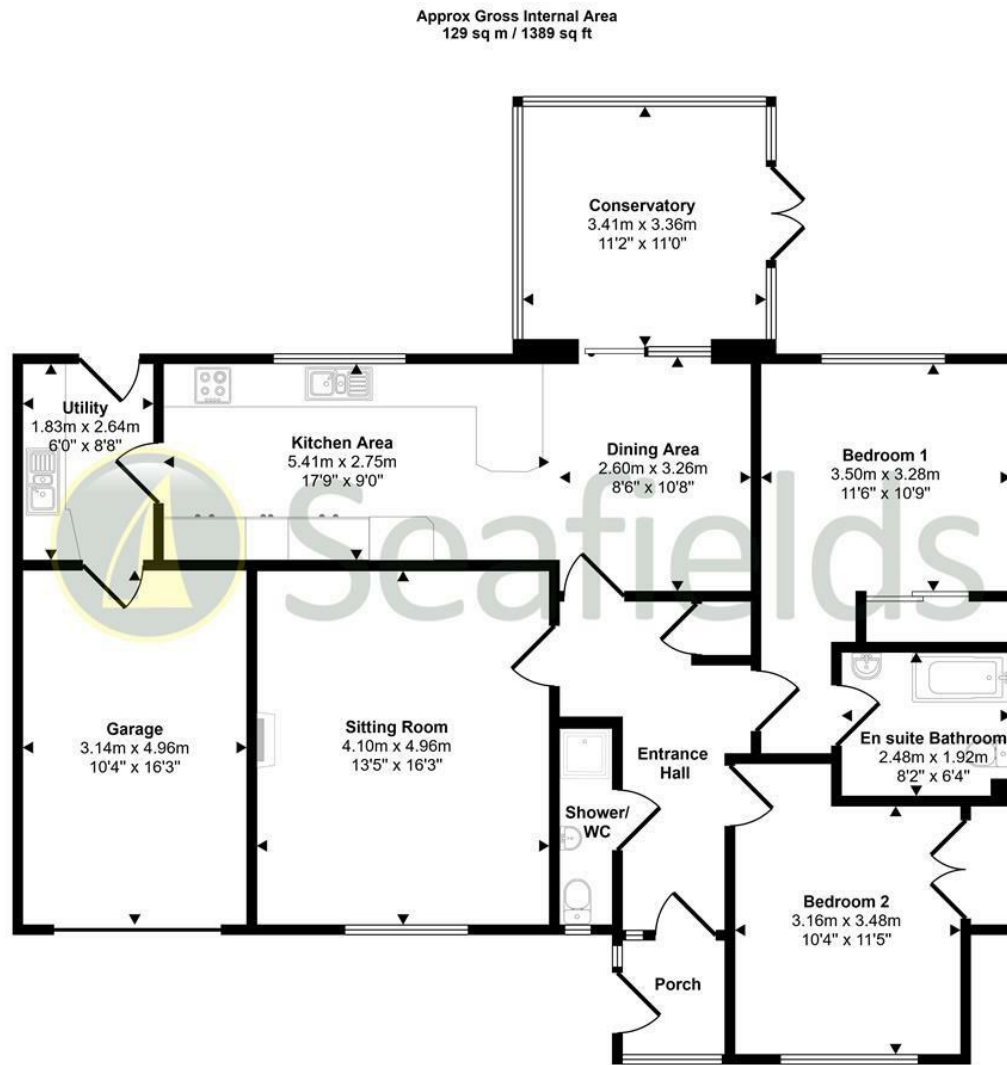
EPC Rating: Tbc

Conservation Area: Yes

Flood Risk: Very Low

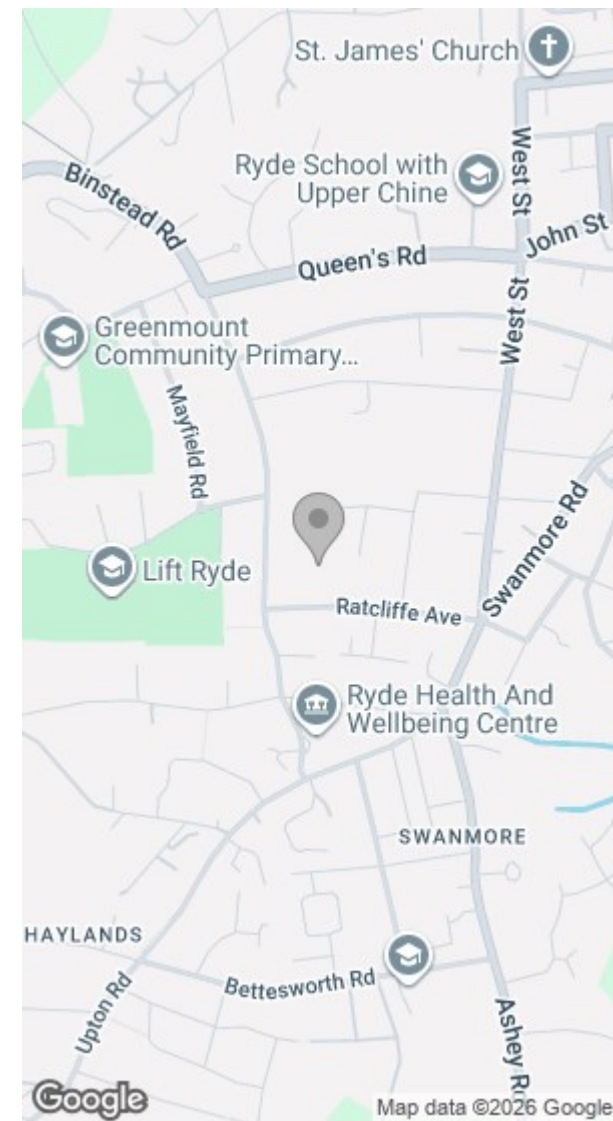
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

