



Guide Price £425,000  
44 NELSON STREET, RYDE, ISLE OF WIGHT, PO33 2EY



## **AN ABUNDANCE OF CHARM, SPACE AND VERSATILITY!**

A truly impressive 3 STOREY TOWN HOUSE providing well proportioned 4-5 BEDROOM accommodation with a blend of period charm plus modern luxuries throughout. The bright and airy hallway leads to the most impressive 'heart of home' kitchen/dining/family room plus a separate cosy sitting room with Charnwood stove. The upper 2 floors comprise 4 double bedrooms (all offering SEA VIEWS), a large family bath/shower room and 2 WCs - plus study (or fifth bedroom) offering great potential to create a second bathroom. Warmed via GAS CENTRAL HEATING (electric 'under floor' heating within the kitchen) and double glazing, further benefits include the enclosed COASTAL GRAVEL GARDEN - a peaceful, well stocked outdoor retreat, perfect for al fresco dining/entertaining - plus a large brick OUTHOUSE (with high level mezzanine); great storage space for sports/beach/outdoor equipment. Location is key, and this property does not disappoint. Just moments from the stunning seafront and beautiful beaches, you can enjoy the best of coastal living. Furthermore, the nearby mainland ferry links and town centre ensure that you are well-connected to all amenities, schools, eateries and bars that the vibrant town of Ryde offers. **VIEWING HIGHLY RECOMMENDED.**

### **ACCOMMODATION:**

Part glazed entrance door to:

### **ENTRANCE HALL:**

An airy, bright and welcoming hallway with a vaulted glazed roof over the entrance, providing ample natural light. Vertical radiator. Wood effect laminate flooring. Carpeted stairs to the upper floors with deep storage area beneath including fitted shelving and fuse box. Glazed double doors to Kitchen/Diner. Door to:

### **SITTING ROOM:**

A very charming front room with cornicing and picture rail. Bay window to front. Radiator. Natural timber flooring. Fireplace with inset Charnwood log burner. Recessed shelving.

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

A superbly proportioned room certainly offering the 'wow factor' with a top of the range kitchen comprising matching cupboard and drawer units (including 'pan' and 'bin' drawers) plus a deep larder cupboard. Smart Quartz work surfaces incorporating sink unit with mixer taps and grooved drainer. By separate negotiation, a large stylish 'Range' cooker. Contemporary extractor over. Concealed integral appliances to include a 'Miele' dishwasher and tall fridge/freezer. Recessed lighting plus (within dining area) an arrangement of pendant lights. Under floor heating (with 2 thermostats). Double glazed windows and French doors to rear garden.

### **FIRST FLOOR LANDING:**

Carpeted landing with stairs to second floor. Sash window to side. Doors to:

### **BEDROOM 1:**

Large double bedroom with double glazed bay window to front with views over Ryde town and towards the Solent. White painted timber floorboards. Radiator. Feature tiled fireplace with mantle over. Cornicing and picture rails.

### **BEDROOM 2:**

Carpeted double bedroom with double glazed window to rear over-looking garden and Solent beyond. Feature fireplace with cast iron insert and mantle surround. Radiator.

### **BATH/SHOWER ROOM:**

Large family bathroom comprising suite of free standing claw foot bath; separate tiled shower cubicle; traditional wooden vanity unit with inset basin; low flush w.c. Recessed area with plumbing for washing machine. Wood effect laminate floorboards. Heated towel rail. Double glazed window to rear and further small double glazed window to front.

### **SECOND FLOOR LANDING:**

Carpeted landing with sash window to side. Doors to

### **BEDROOM 3:**

Another large bedroom with double glazed bay windows to front - offering yet more lovely sea views. Timber flooring. Radiator. Feature fireplace.

### **BEDROOM 4:**

Another carpeted double bedroom with double glazed window to rear offering Solent views. Feature fireplace with cast iron inset and mantle surround. Radiator.

### **STUDY/BEDROOM 5:**

Currently utilised as study, a versatile room which could also be a (fifth) bedroom (or convert to second bathroom). Double glazed window to rear offering more sea views. Radiator. Fitted shelving. Access to loft with pull down ladder.

### **SEPARATE W.C.:**

Comprising low flush w.c. and wash basin. Radiator. Double glazed window to front.

### **GARDEN:**

There is a delightful, easy to maintain enclosed coastal garden sustainably designed with drought resistant planting to minimise watering. Laid mainly to paving and shingle including well stocked plants and shrubs which bloom throughout the Spring/Summer months. Secluded recessed area with pergola.

### **OUTHOUSE/STORE:**

A large brick built outhouse providing excellent space for bicycles/beach/gardening gear - with vaulted ceiling incorporating mezzanine storage space. Light, power and part-glazed door.

### **PARKING:**

The property is within a Residents' Permit Parking zone.

### **TENURE:**

Freehold.

### **OTHER PROPERTY INFORMATION:**

Conservation Area: Yes

Listed Building: No

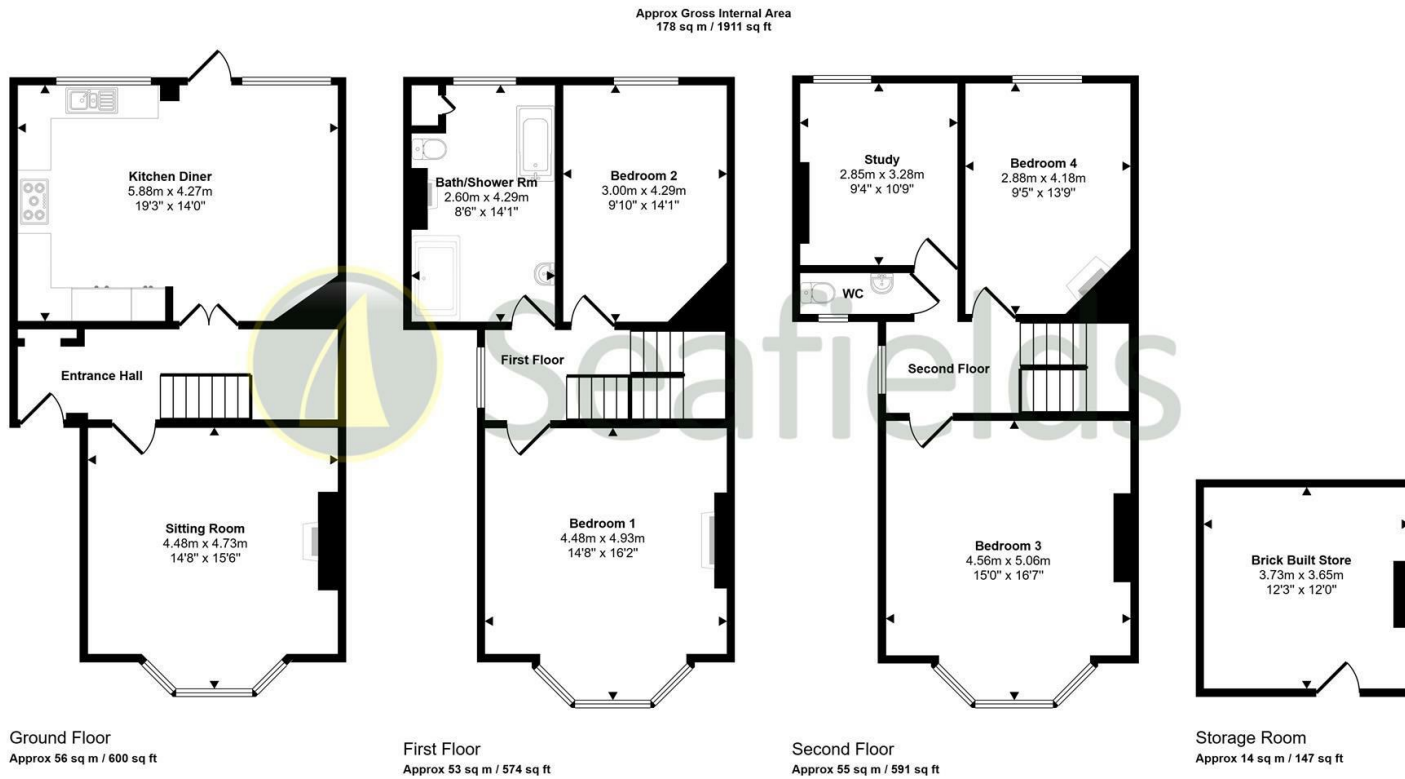
Council Tax Band: D

Energy Performance Rating: Tbc

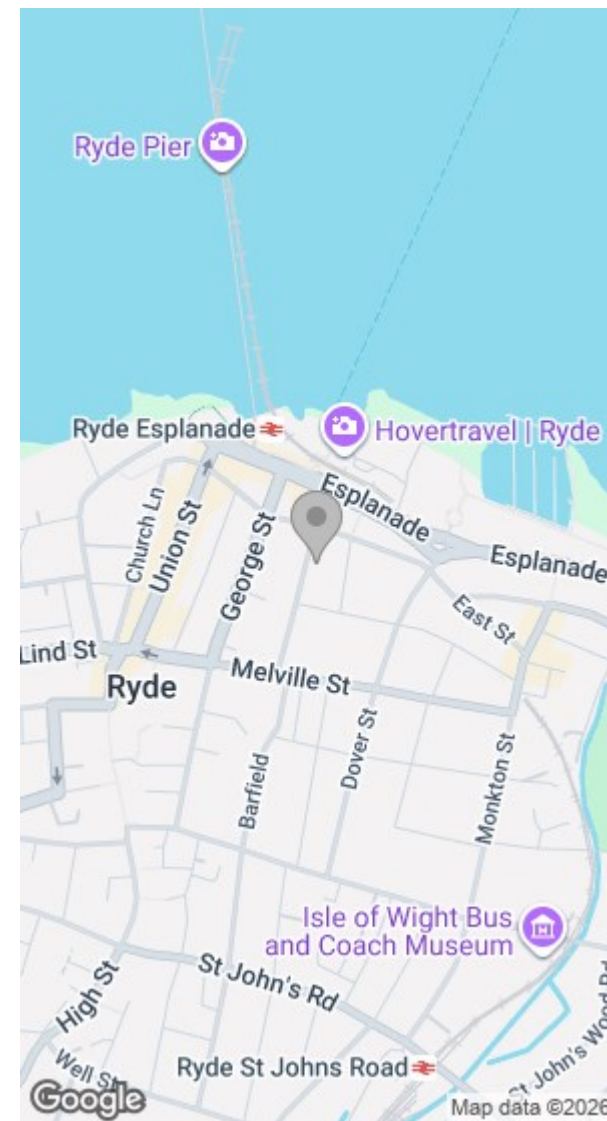
Flood Risk: None

### **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.



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

Energy Efficiency Rating: Current 68, Potential 78

Environmental Impact (CO<sub>2</sub>) Rating: Current D, Potential C

