Guide Price £275,000

65 HARDING ROAD, RYDE, PO33 1EQ

Seafields

A CONTEMPORARY AND ENERGY EFFICIENT FAMILY HOME.

BUILT IN 2021, this well presented DETACHED HOUSE is so conveniently located just off Great Preston Road which is an easy walk/short drive to the golden sands of Ryde, mainland passenger ferry links and of course its numerous eateries, independent shops, schools and amenities. The WELL DESIGNED accommodation comprises a dual aspect sitting/dining room, modern fitted kitchen/breakfast room, downstairs cloakroom/wc plus 3 BEDROOMS - one with en suite facilities - and a modern family bathroom. Added benefits include gas central heating, double glazing throughout, a small private REAR GARDEN plus off-street PARKING. Certainly this residence is very well worth a visit for those seeking a home on the outskirts of town, yet convenient for amenities.

ACCOMMODATION:

ENTRANCE HALL:
Composite, contemporary front door leading to the carpeted entrance hall. Radiator. Wall mounted thermostat. Stairs leading to the first floor. Doors to:

SITTING ROOM:
A lovely bright dual aspect room with double glazed windows overlooking the rear garden and double glazed French doors leading to the side terrace. Fitted carpet. Radiator. Door to under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM:
Quality fitted kitchen comprising a good range of wall and base units in grey with a high gloss finish and contrasting work tops incorporating breakfast bar area. Inset 1.5 bowl stainless steel sink with mixer tap. Space and plumbing for a washing machine and fridge freezer. Lamona oven and Zanussi induction hob. 'Glow Worm' gas combination boiler. Radiator. Luxury vinyl flooring. Double glazed window to the front and door to the side.

CLOAKROOM/WC:
Comprising suite of low level WC and vanity wash hand basin. Ladder style radiator and double glazed window to the front.

FIRST FLOOR LANDING:
Carpeted landing with 'Velux' window offering ample natural light. Doors to:

BEDROOM 1:
Carpeted double bedroom situated to the rear of the property with sea glimpses from the double glazed window. Radiator. Door to:

EN-SUITE SHOWER ROOM:
Comprising shower cubicle, low level WC and vanity wash hand basin. Ladder style towel rail. Extractor fan.

BEDROOM 2:
Carpeted double bedroom with double glazed window to front. Radiator.

BEDROOM 3:
A single bedroom with fitted carpeted and double glazed window to rear. Radiator. Built in cupboard.

BATHROOM:
Comprising modern white suite of panelled bath with a hand held shower attachment; low level WC and vanity wash basin. Ladder style radiator. Vinyl flooring. Double glazed window to front.

GARDENS:
Small gardens to the side and rear of the property with access from the front drive. Mainly laid to terraces with planting areas.

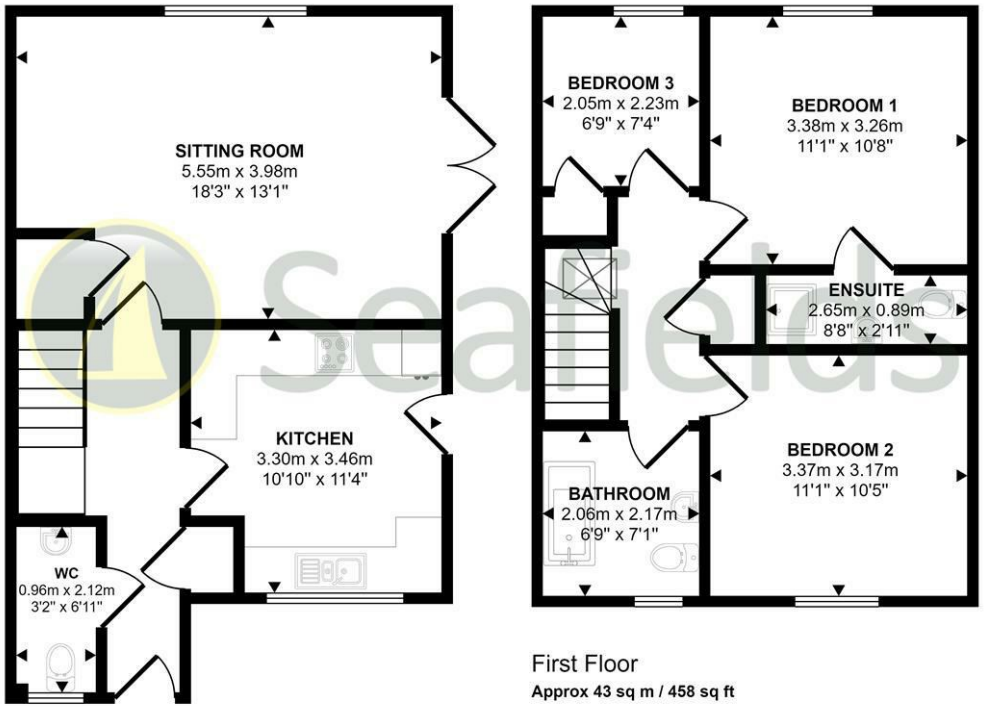
DRIVEWAY:
Smart block-paved driveway with parking for 2 vehicles.

COUNCIL TAX & EPC:
Council Tax Band: D
Energy Performance Rating: B

TENURE:
Freehold

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.

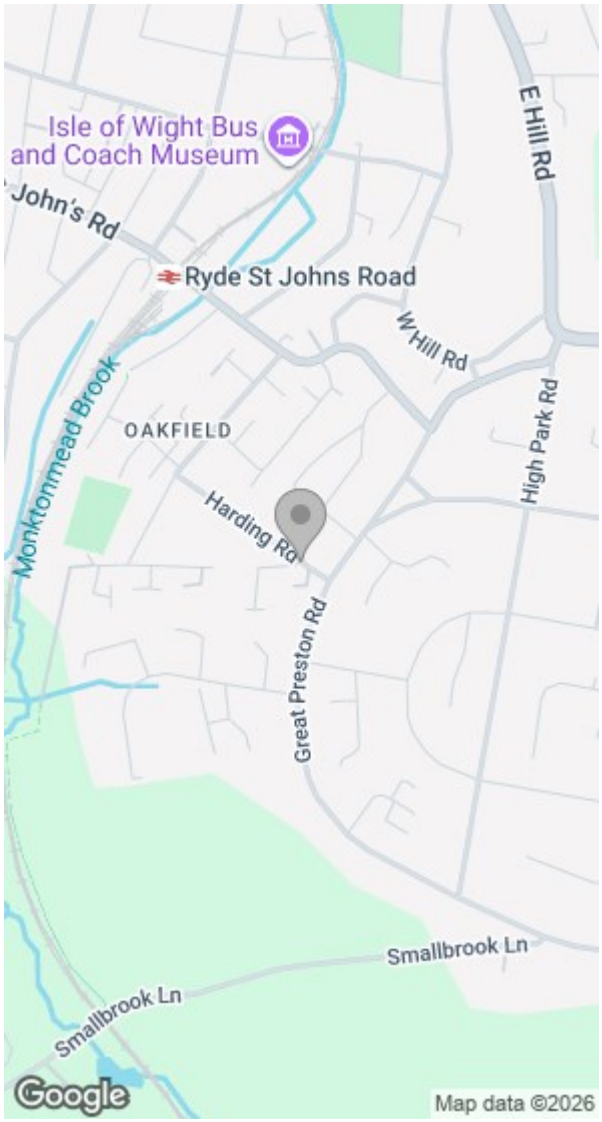
Approx Gross Internal Area
87 sq m / 938 sq ft

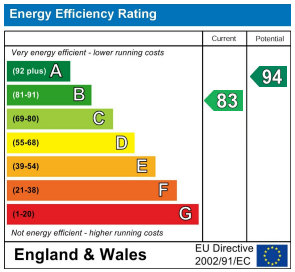


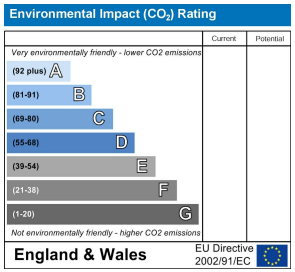
First Floor
Approx 43 sq m / 458 sq ft

Ground Floor
Approx 45 sq m / 480 sq ft

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.







WHITSTABLE
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BISCUITS
BOSCH