



Guide Price £425,000  
18 BUCKLAND GARDENS, RYDE, PO33 3AG

 **Seafields**

## CHAIN FREE DETACHED BUNGALOW IN TRANQUIL CUL-DE-SAC!

Situated in one of Ryde's most desirable coastal settings, this spacious 3 BEDROOM detached bungalow offers a perfect blend of space, comfort and light - all on one level. The accommodation also includes a very generous sitting/dining room, separate modern kitchen/breakfast room, and 2 bath/shower rooms (one being en suite to the main bedroom). Warmed via GAS CENTRAL HEATING, there is also double glazing throughout, ensuring the property is bright, warm and energy efficient. Added benefits include large enclosed REAR GARDEN, a long driveway providing ample PARKING plus a DOUBLE GARAGE/STORE. Just minutes from Ryde Town amenities, the renowned wonderful sandy beaches and Island/mainland transport links, this bungalow presents an ideal opportunity for those seeking a charming, versatile home in a prime location. Offered CHAIN FREE, it's ready for immediate occupation.

### ACCOMMODATION:

Accessed via the side of the property, entrance door with attractive themed stained glass window into:

### ENTRANCE HALLWAY:

A welcoming hall offering natural light and wood flooring. Built-in cupboards x 2 - one housing the immersion heater. Radiators x 2. Doors to:

### SITTING ROOM:

Very generously proportioned, fully carpeted open plan sitting room with double glazed windows to front and side (with vertical blinds). Large radiators x 2. The room is further enhanced by multiple wall lights and an attractive electric fireplace with decorative surround, forming an elegant focal point to the space.

### KITCHEN:

The smart fitted kitchen comprises contemporary range of handle-less wall and base units, complimented by elegant marble effect worktops and matching upstands. Inset white sink unit with chrome mixer tap. Space for tall fridge/freezer and washing machine. A fitted table provides a practical breakfast bar area. Storage cupboard housing boiler. Loft access. Double glazed window over-looking rear garden. Door to outside.

### BEDROOM 1:

A generously proportioned, carpeted double bedroom offering comfortable and well balanced accommodation. A large double glazed window to the rear over-looks the garden. Radiator. Built in wardrobes providing extensive storage space. Central ceiling light. Door leading to:

### EN SUITE:

The practical fitted with a walk in shower cubicle featuring a glass opening door and thermostatic shower, plus vanity wash hand basin and low level WC. The walls are fully tiled in a clean white finish, complimented by vinyl flooring. Obscured window.

### BEDROOM 2:

A well proportioned and bright carpeted double bedroom with sliding double glazed doors to rear garden. Radiator.

### BEDROOM 3:

A third double bedroom with double glazed window to front. The room is fully carpeted and benefits from a built in wardrobe. Radiator and ceiling light.

### BATHROOM:

The stylish bathroom comprises contemporary suite of a deep free standing bath set on a raised platform, complete with a feature chrome mixer tap and electric shower overhead. A vanity unit with wash hand basin and low level w.c completes the suite. Fully tiled flooring and walls. Additional features include a chrome heated towel rail, ceiling lighting and an obscured rear facing window providing natural light.

### GARDEN:

The property enjoys both front and rear gardens. There is an open lawned garden to the front with pathway leading to the entrance door.

There is a lovely large rear garden enclosed by wooden fencing and a secure gate - so offers a high degree of privacy. There is a large patio area - ideal for al fresco dining - with the rest predominantly laid to lawn and complimented by mature shrubs, trees and established planting. Additional features include a garden shed, greenhouse, and pergola, making this a versatile and peaceful outdoor space ideal for both relaxation and entertaining.

### DRIVEWAY:

A driveway providing ample off street parking.

### GARAGE STORE:

A substantial double garage store of brick built construction, providing excellent and secure storage space. The garage is fitted with an electric up and over door for convenient access, making it ideal for workshop use, dinghy/beach storage or additional household storage needs.

### TENURE:

Freehold.

### OTHER PROPERTY FACTS:

Council Tax: F

Energy Performance Rating: Tbc

Listed Building: No

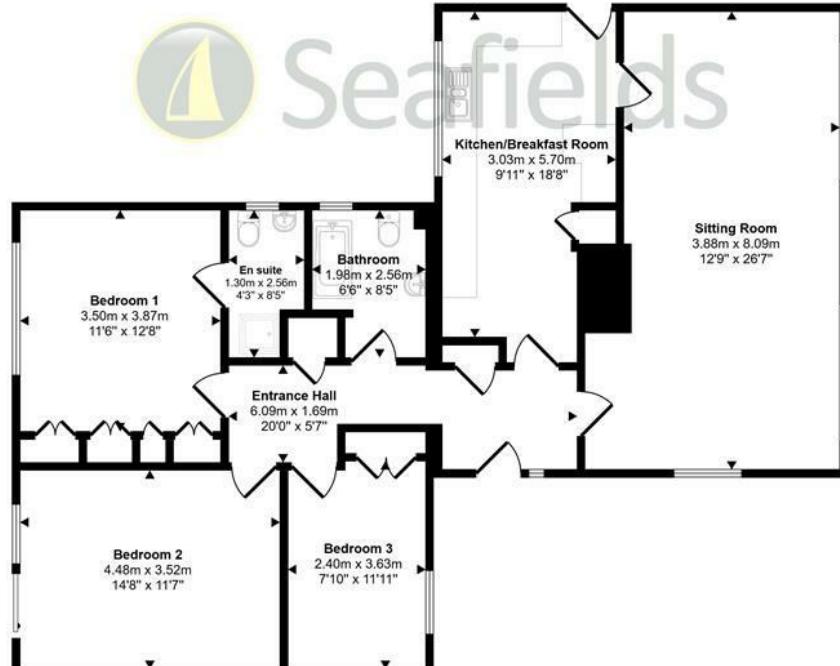
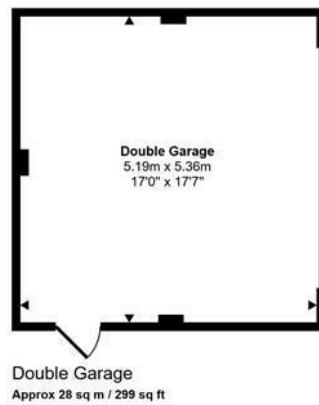
Conservation Area: Yes

Flood Risk: Low

### DISCLAIMER:

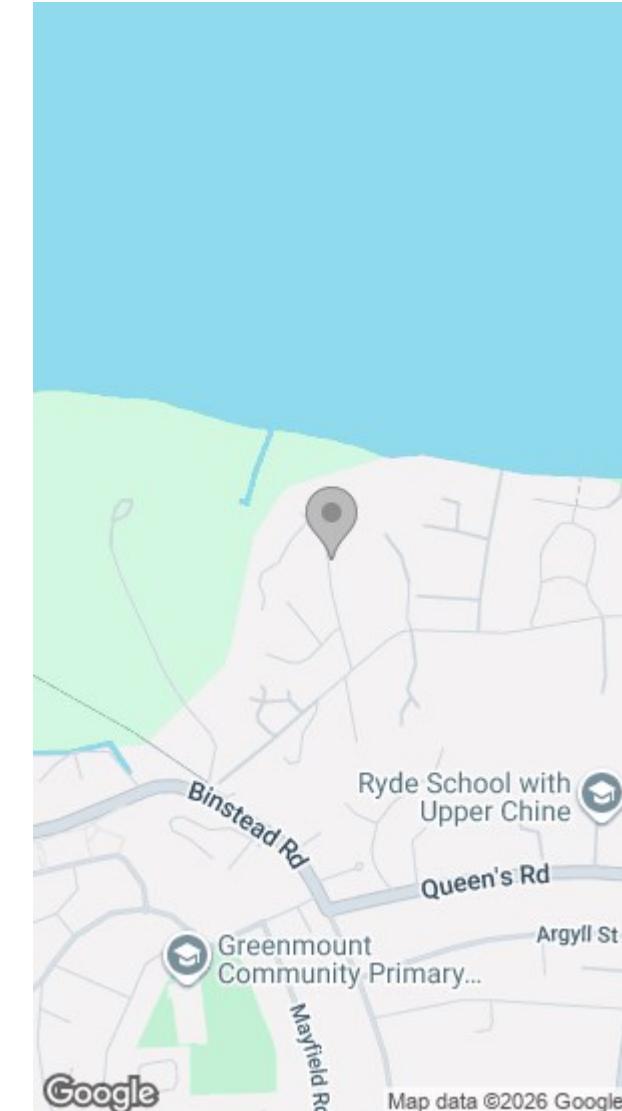
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
143 sq m / 1539 sq ft



Floorplan  
Approx 115 sq m / 1240 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.



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

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