



Chain Free £450,000
11 BROOKFIELD GARDENS, RYDE, ISLE OF WIGHT, PO33 3NP



Seafields

EXCEPTIONAL HOME AMIDST BEAUTIFUL GARDENS!

Set within a most sought after, very tranquil cul-de-sac, this **DETACHED HOUSE** offers well designed, beautifully presented spacious and bright accommodation throughout. The property includes a delightful sitting room with glazed doors opening into the dining room, which in turn leads to a very stylish kitchen and large conservatory - the perfect spot to oversee the garden, visiting birds and squirrels. The first floor comprises **4 BEDROOMS** and a luxurious bath/shower room. Some of the many benefits include **GAS CENTRAL HEATING**, double glazing, **BEAUTIFUL GARDENS** offering elevated patio and decking, expansive lawns and mature tree/shrub borders, plus a **LARGE DRIVEWAY** leading to the integral double **GARAGE/WORKSHOP**. This enviable location is minutes from Ryde Golf Course, local convenience shops/post office and schools, plus the attractive coastal walkways to beaches with Ryde town centre and mainland ferry terminals easy to access. We highly recommend an internal viewing to appreciate all that is on offer.

ACCOMMODATION:

Obscured double glazed entrance door with adjacent window into:

PORCH:

Carpeted porch with radiator. Doors to Cloakroom/wc and Sitting Room.

DOWNSTAIRS W.C.:

Comprising suite of w.c. and corner vanity wash basin. Part-panelling to walls. Obscured window to front.

SITTING ROOM:

A superbly proportioned airy and bright sitting room over-looking front garden via double glazed window. Radiator. Attractive tiled fireplace with inset coal effect fire. Wall and ceiling light fittings. Stairs to first floor. Double opening multi-paned doors to:

DINING ROOM:

Designated carpeted dining area with double glazed window to side, door to kitchen and sliding doors to conservatory. Door to integral utility/garage/workshop. Radiator. Stylish pendant ceiling light fittings.

CONSERVATORY:

Triple aspect double glazed conservatory with apex opaque ceiling. Vinyl tile effect flooring. The perfect spot to enjoy the outlook over the garden including the visiting birds and squirrels. Doors to outside.

KITCHEN:

Quality kitchen range comprising excellent range of gloss fronted cupboard and drawer units with contrasting work surfaces over plus sleek gloss 'upstands'. Inset 1.5 bowl sink unit with mixer tap. Larder cupboard. 'Cookmaster' Range cooker. Integral dishwasher and fridge. Tastefully lit via pelmet and under unit contemporary lighting plus recessed down lighters. Quality vinyl flooring. Double glazed windows offering a great outlook over the garden. Door leading to patio area.

UTILITY ROOM:

See 'Garage/Workshop' below.

FIRST FLOOR LANDING:

Carpeted landing with access to loft space. Doors to:

BEDROOM 1:

Good sized carpeted double bedroom with double glazed windows to front. Radiator. Excellent range of full width wardrobe/cupboards with sliding doors. Further cupboard. Recessed ceiling lighting.

BEDROOM 2:

Carpeted double bedroom with double glazed window to rear. Radiator.

BEDROOM 3:

Carpeted bedroom with double glazed window to front. Attractive 'mural' to one wall. Radiator. Deep storage cupboard.

BEDROOM 4:

A fourth carpeted bedroom over-looking rear garden. Radiator. Airing cupboard housing 'Vaillant' gas boiler.

BATH/SHOWER ROOM:

Smart white suite comprising panelled bath plus separate fully tiled shower cubicle. Pedestal wash hand basin and w.c. Tile effect vinyl flooring. Obscured double glazed window to rear.

GARDENS:

Set within a wide/deep plot, the superb gardens are a real feature of the property - very established and beautifully maintained to both the front and rear. The rear comprises a large stone patio extending to a smart decked area - ideal for dining/entertaining, and leading to an expansive lawn with established tree and shrub borders and flower beds. Tucked away is a Greenhouse and compost area. Quality timber shed. Secured gated access via both side leading to the front where there is an open lawn/paved area with more assorted shrubs.

DRIVEWAY:

A wide/deep block paved driveway providing ample space for 2 vehicles and leading to Garage/Workshop/Utility Room.

GARAGE/WORKSHOP/UTILITY:

A large double garage with sensor lighting and 2 x electronic roll up doors. There is a part-division creating 2 areas - one being an insulated 'utility' area with ample storage and a work surface beneath which there is plumbing for washing machine and other appliances. Wide opening to the other side which is utilised as a workshop store with ample open roof storage space.

INTERESTING PROPERTY FACTS:

Conservation Area: No

Listed Building: No

Tenure: Freehold

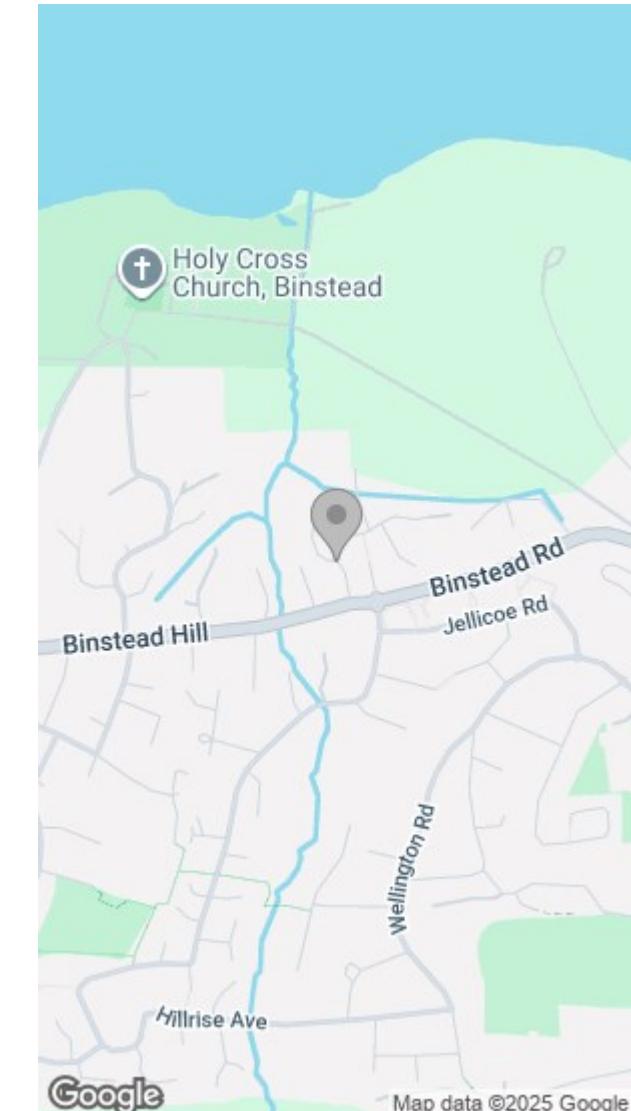
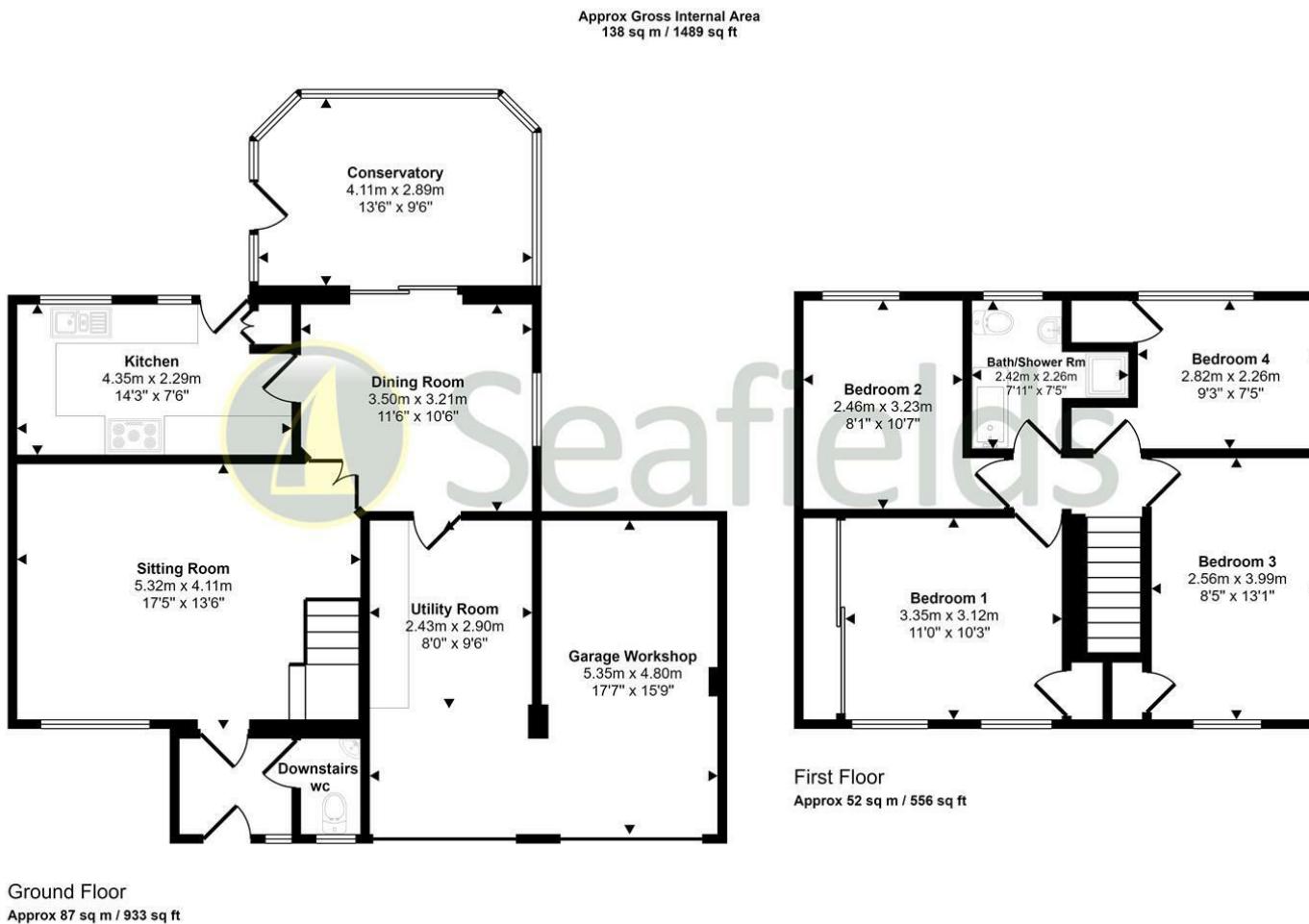
Council Tax Band: E

EPC Rating: C (72)

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.



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			
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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