



Guide Price £525,000  
2 KING GEORGE V CLOSE, RYDE, ISLE OF WIGHT, PO33 3DE

 **Seafields**

## BEAUTIFUL FAMILY HOME AND GARDENS WITHIN TRANQUIL, CONVENIENT SETTING!

Tucked away in sought after King George V Close, this **DETACHED HOUSE** is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere throughout. The very well proportioned accommodation comprises inter-connecting sitting and dining rooms, attractive conservatory, a stylish, bright kitchen/breakfast room, designated study plus downstairs w.c. as well as 4 **DOUBLE BEDROOMS** - one with en suite - and a luxury 'Jack & Jill' style bath/shower room. One of the many outstanding features is the beautifully maintained, large wrap around **PRIVATE GARDENS** with further benefits including **GAS CENTRAL HEATING**, double glazing throughout, a useful **GARAGE STORE**, and ample **DRIVEWAY PARKING**. Located in a tranquil setting, the property is within comfortable walking distance from town amenities, shopping centre, eateries and bars, schools, beautiful beaches and mainland passenger ferry links. Certainly a superb family home which has to be seen to be appreciated!

### ACCOMMODATION:

Smart composite entrance door with adjacent panel window into:

### HALLWAY:

A welcoming large hallway with stairs leading to first floor. Neutrally painted with spot lights and smart luxury vinyl flooring throughout. Radiator. Doors to:

### DINING ROOM:

Well proportioned with double glazed window to front. Feature wall. Radiator. Glass panelled double sliding doors to:

### SITTING ROOM:

A charming, carpeted sitting room with feature 'log' effect electric fireplace with mantle surround. Radiator. Double glazed sliding doors to:

### CONSERVATORY:

An attractive, carpeted double glazed conservatory with a lovely outlook across the gardens and French doors to the raised sun deck. Radiator.

### KITCHEN:

A stylish airy and bright kitchen comprising excellent range of cream cupboard and drawer units with solid wood worktops. Additional 'Island' with breakfast bar with further storage units and pendant lighting over. 'Belling' Range cooker with extractor over; space and plumbing for dishwasher and large American style fridge/freezer. Wall mounted gas boiler. Tiled surrounds. Luxury vinyl flooring. Double glazed windows and door to garden.

### STUDY:

An ideal 'work from home' office with fitted desks. Carpeted. Radiator. Wall light. Door leading to garage.

### DOWNSTAIRS W.C

Comprising modern suite of w.c., wash basin, mirrored wall cabinet and heated towel rail. Half tiling to walls. Vinyl flooring. Double glazed window.

### FIRST FLOOR LANDING:

Carpeted landing with high ceilings and double glazed window, providing ample natural light. Deep linen cupboard. Doors to:

### MASTER BEDROOM:

A well proportioned carpeted double bedroom with the luxury of an en suite. Large fitted wardrobes. Double glazed windows to rear. Radiator. Door to:

### EN SUITE SHOWER ROOM:

A suite comprising walk in shower cubicle, vanity wash hand basin and w.c. Vinyl flooring. Heated towel rail. Obscured double glazed window.

### BEDROOM 2:

Another large double bedroom - currently an ideal children's room with superb Disney themed feature wall. Built in wardrobes. Double glazed window to front. Radiator.

### BEDROOM 3:

Another carpeted large double bedroom with double glazed window to front. Themed feature wall. Radiator. Door to 'Jack & Jill' bathroom (also accessed from Landing).

### BEDROOM 4:

A fourth carpeted double bedroom with double glazed window to rear. Feature wall. Radiator.

### BATH/SHOWER ROOM:

A 'Jack & Jill' bathroom with doors from Landing and Bedroom 3. Luxurious white suite of bath, separate tiled shower cubicle, vanity wash hand basin and w.c. Towel rail. Tiled surrounds. Vinyl flooring. Obscured double glazed window.

### GARDENS:

A particular feature of 2 King George V Close is the lovely large, beautifully maintained wrap around garden comprising patio and decked areas (perfect for al fresco dining/entertaining) - with the rest mainly laid to lawn and including a large tree and deep well stocked flower & shrub borders. In a tucked away corner offering total privacy, there is a raised sun deck currently incorporating a Hot Tub (which could remain subject to separate negotiation). Garden sheds x 2. Gated access to front where there is an open-plan lawned area.

### DRIVEWAY:

A sweeping block paved driveway offering ample off-street parking space.

### GARAGE STORE/UTILITY:

With up and over door, an ideal store for bicycles/beach gear, etc. Light and power. Utility area with space and plumbing for washing machine and extra fridge/freezers. Shelving and storage.

### TENURE:

Freehold.

### OTHER PROPERTY FACTS:

Conservation Area: No

Listed Building: No

Council Tax Band: E

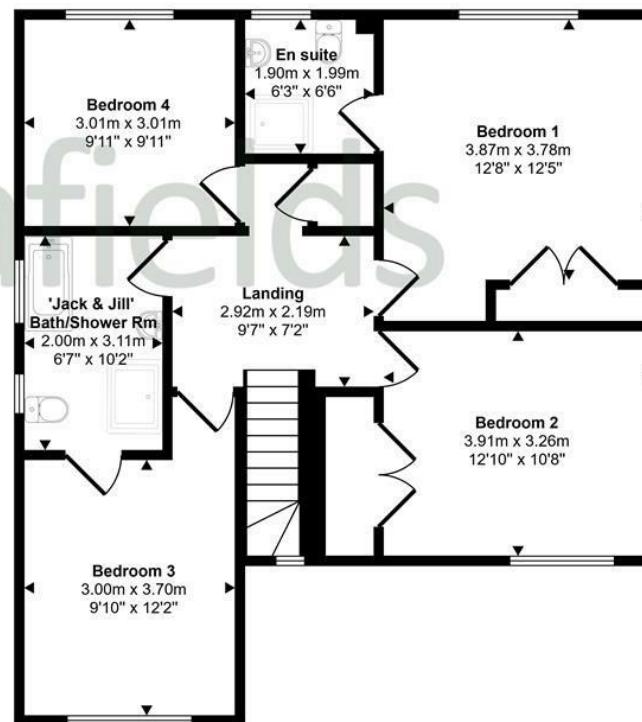
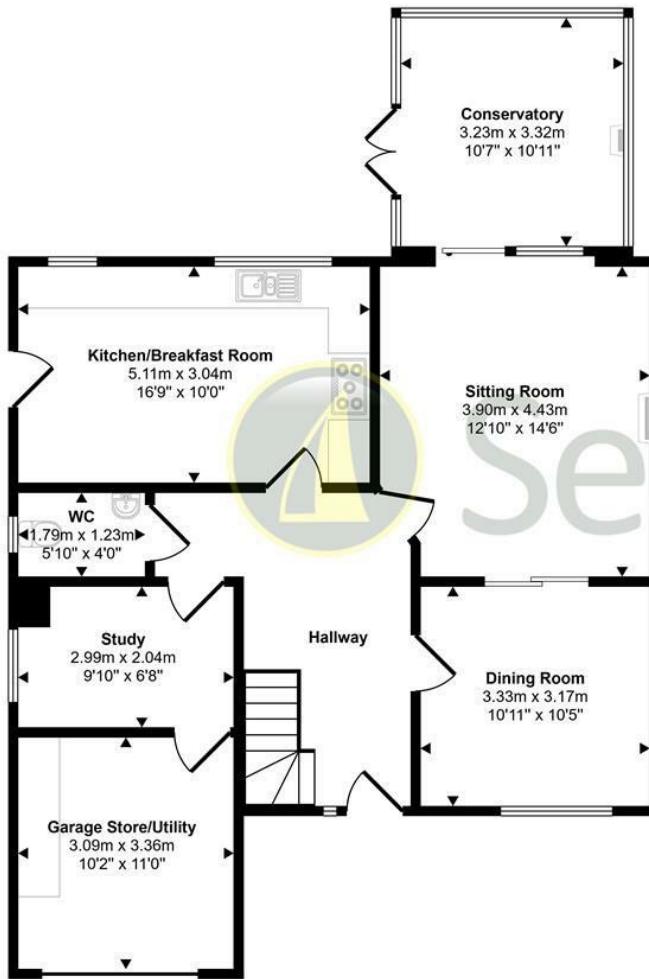
Energy Performance Rating: C (78)

Flood Risk: Low

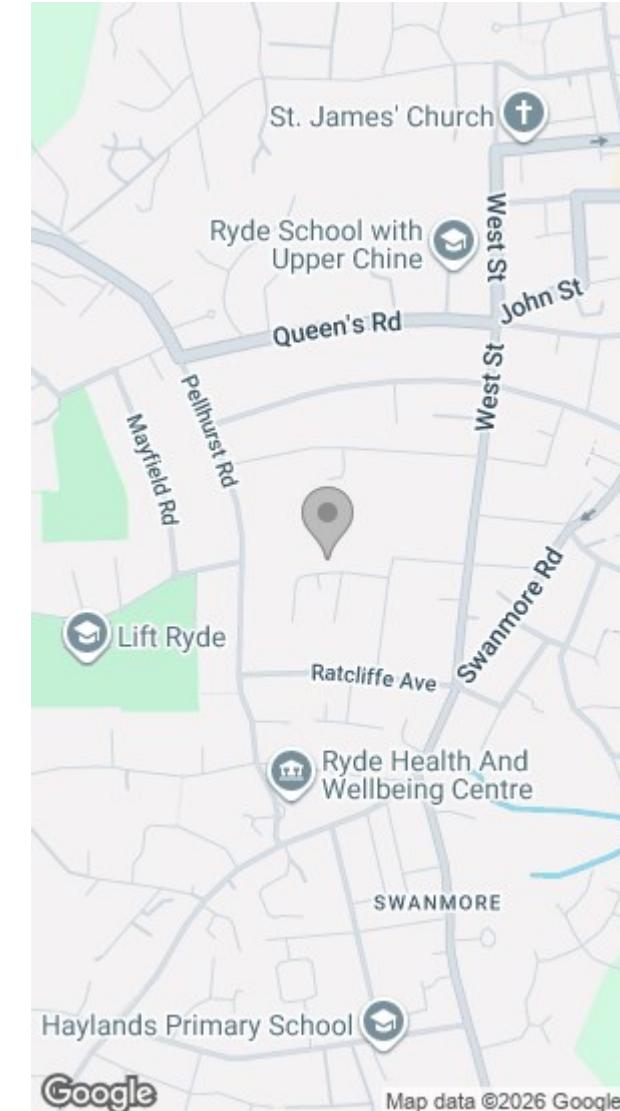
### DISCLAIMER:

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  
168 sq m / 1804 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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