



- Attractive Detached House in Popular Residential Road
- 15'3 Box Bay Window Lounge
- 3 Car Driveway & Motorbike Garage
- Downstairs Cloakroom W.c
- Beautifully Presented Interior
- Stylish Open Plan Kitchen & Dining Space
- Generous 13'1 Conservatory
- Comfortable 4 Bedroom 1 En Suite Accommodation
- Nicely Landscaped 85ft Rear Garden
- Level Walk to Town, Buses & Local Schools

9 Adelaide Place, Ryde, PO33 3DP

£450,000

Situated in the heart of Central Ryde, this exquisite detached house from the 1930s has been thoughtfully modernised to blend classic charm with contemporary living. Spanning an impressive 1,474 square feet, the property boasts two spacious reception rooms, perfect for both entertaining and relaxing. With four bedrooms, including a principal suite with an en suite bathroom, this home is designed to accommodate families comfortably.

The property features two bathrooms in total, along with a convenient cloakroom on the ground floor, ensuring that both residents and guests have ample facilities. The beautifully landscaped 85ft rear garden provides a serene outdoor space, ideal for enjoying sunny afternoons, while the sizeable conservatory offers a delightful vantage point to appreciate the garden's beauty.

Situated on a highly regarded residential road, this home is perfectly positioned for a level walk to the town centre, local schools, and bus routes, making daily life more convenient. The three-car driveway not only provides ample parking but also grants access to a motorbike garage, which serves as an excellent storage solution.

This remarkable property harmoniously combines the elegance of its era with modern comforts, making it a perfect choice for those seeking a family home in a desirable location. Don't miss the opportunity to make this charming house your new home.



Accommodation

Porch

Entrance Hall

24'4 max x 5'1 max (7.42m max x 1.55m max)

Built in Storage

Cloakroom W.c

Lounge

15'3 max to bay x 11'9 max (4.65m max to bay x 3.58m max)

Open Plan Kitchen & Dining Space

22'7 max x 15'7 max (6.88m max x 4.75m max)
'L' Shaped

Conservatory

13'1 x 12'2 (3.99m x 3.71m)

Landing

Loft hatch

Principal Bedroom

11'6 x 10'3 plus wardrobes (3.51m x 3.12m plus wardrobes)

En Suite

9'7 plus wardrobe x 2'11 (2.92m plus wardrobe x 0.89m)

Bedroom 2

15'5 into bay x 8'10 (4.70m into bay x 2.69m)

Bedroom 3

9'3 x 8'0 (2.82m x 2.44m)

Bedroom 4

8'10 x 6'4 (2.69m x 1.93m)

Bathroom

9'9 x 5'5 (2.97m x 1.65m)

Motorbike Garage

14'11 x 7'2 (4.55m x 2.18m)

With a roller door, power and lighting. Double glazed window and door to rear. Utility space including plumbing for washing machine. Space for tumble dryer.



Driveway

Brick paved driveway with space for a 3 vehicles.

Gardens

The neat frontage is laid to brick paving for parking purposes. To the rear lies the surprisingly generous lawned garden. This well kept sunny garden is fully enclosed by fence and hedge boundaries. The main lawn is framed by shrub borders and a raised vegetable plot sits to one corner. The conservatory and kitchen/diner lead directly out on to a sizeable sandstone paved terrace. The raised sun deck to the rear of the garden ensures a sunny spot to sit at all times of the day. Garden tap. Paved hot tub area. The garden measures some 85ft in length.

Garden Chalet

10'10 x 7'1 (3.30m x 2.16m)
Power and light. Double doors. Windows.

Tenure

Council Tax

Band

Flood Risk

Very Low Risk

Broadband Connectivity

Up to Ultrafast fibre available

Mobile Coverage

Coverage includes EE. O2, Three & Vodaphone

Construction Type

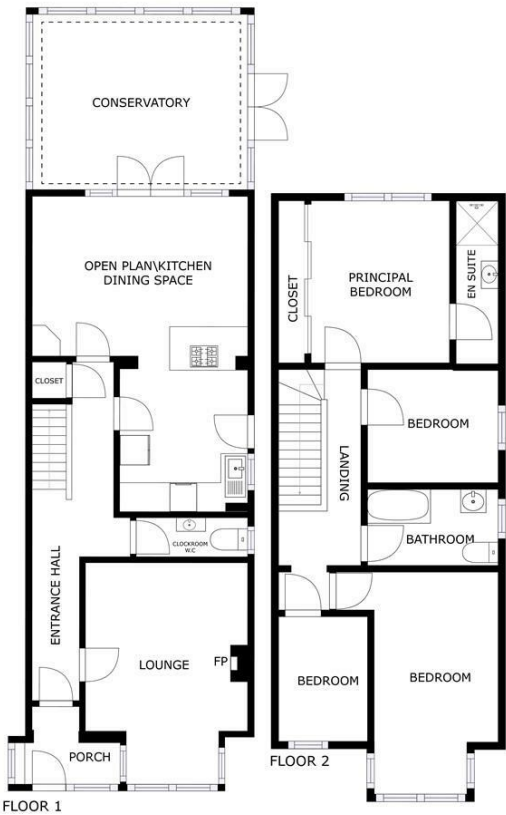
Rendered and clad elevations. Cavity walls.

Services

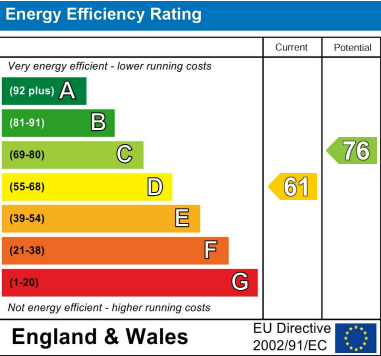
Unconfirmed gas, electric, water and drainage.

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROSS INTERNAL AREA
FLOOR 1: 78 m² FLOOR 2: 59 m²
TOTAL: 137 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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