



- Beautifully Presented Detached Bungalow
- Stunning 18'11 Kitchen/Diner
- Detached Garage with Powered Door
- Beautiful Bathroom
- Fully Refurbished since 2018
- Smart Modern Interior
- Tucked Away in Coastal Hamlet
- Comfortable 3 Bedroom Accommodation
- Well Maintained 110 ft Garden
- Cosy Sitting Room with Log Burner

17 Pondwell Close, Ryde, Isle of Wight, PO33 1QD

**£550,000**



The attention to detail and quality of finish throughout this detached bungalow is sure to impress even the most discerning of house-buyers. It has been extensively refurbished since 2018 embracing modern styling and fashionable tones befitting of such a home. We feel the jewel in the crown is the spacious kitchen/diner with plenty of worktop space, storage cupboards, integrated appliances plus a peninsular unit to create a natural divide. The dining area flows seamlessly out on to the expansive terrace and garden making for a wonderful outlook. There is a cosy sitting room complete with a log burner and three well presented bedrooms to choose from. The stunning bathroom is wonderfully light and includes a large walk-in shower and a free-standing bath. Outside and the gated driveway leads to the detached garage which has a powered door and plenty of space for a modern car to park securely. The beautifully maintained garden extends to some 110ft in length and is awash with colourful established shrubs and trees. The location is another benefit in itself being a coastally positioned hamlet with the beach to the north and the countryside to the south totaling miles of lovely walking/cycling routes to explore. The hamlet is nestled between the villages of Nettlestone & Seaview on one side and the principal town of Ryde to the other. Ryde is home to an extensive variety of retail shops and associated services plus regular passenger crossings to mainland Portsmouth and Southsea as an extension to shopping options.





# Accommodation

## Porch

### Entrance Hallway

Loft access

### Sitting Room

13'9 x 11'8 (4.19m x 3.56m)

### Kitchen/Diner

18'11 max x 17'6 max (5.77m max x 5.33m max)

### Utility Room

7'0 x 6'1 (2.13m x 1.85m)

### Bedroom

11'9 x 10'10 (3.58m x 3.30m)

### Bedroom

11'0 x 10'10 (3.35m x 3.30m)

### Bedroom

10'10 x 8'10 (3.30m x 2.69m)

### Bathroom

9'5 x 8'10 (2.87m x 2.69m)

### Inner Hall

### Built in Storage Cupboards

### Rear Porch

### Detached Garage

22'4 x 9'11 (6.81m x 3.02m)

With a powered door. Power and lighting. double door and window.

### Driveway Parking

A pillared and gated entrance opens onto the extensive brick paved driveway with spaces for several vehicles.

### Workshop

15'2 x 9'6 (4.62m x 2.90m)

A smartly finished wooden workshop with power and lighting. Double glazed windows.



## Gardens

The walled frontage is neatly laid to lawn and edged by shaped flower and shrub borders. A side access leads to the stunning rear garden. Here, like the front garden, the owners beautifully maintain the shrub filled lawned garden. Mature trees sit at the far boundary creating a wooded backdrop to the outlook. An expansive paved terrace sits off the kitchen/diner with lots of space for sunbathing and bbq's. The pergola-covered and raised fish pond is highlighted by climbing plants and colourful shrubs. The garden measures some 110 ft in length and is sufficiently large enough to be bathed in sunshine throughout the day. External lighting around the terrace makes for an appealing ambience during evening social gatherings.

## Tenure

Freehold

## Council tax

Band D

## Services

Unconfirmed gas, electric, mains water and drainage. Broadband.

## 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.

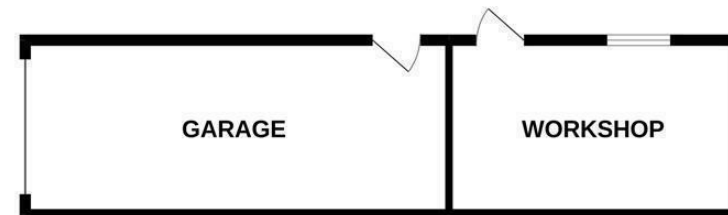
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>55</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

GROUND FLOOR  
1204 sq.ft. (111.9 sq.m.) approx.



OUTBUILDINGS  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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