



- Detached Bungalow in Quiet Position
- Gated Parking
- Direct Access to R39 Footpath
- Gas C/H & D/Glazing
- No-Through Road Adjoining Fields and Woodland
- Two Generous Reception Rooms
- 10'10 Utility Room
- Comfortable 2 Bedroom -1 En Suite Accommodation
- 21'10 Sun Lounge/Conservatory
- Impressive Garden Chalet for Overspill Accom

45 Salters Road, Ryde, Isle Of Wight, PO33 3HU

£297,950

This attractive detached bungalow has clearly evolved over the years to offer an exciting array of features and benefits. The interior is surprisingly capacious with the cleverly arranged layout including two generous reception rooms. Both connect to an equally spacious sun lounge with direct access to the peaceful gardens. The kitchen sits off the formal dining room and there is a separate utility room to sensibly keep all the noisy appliances out of earshot. There are two double bedrooms - 1 en suite and both with fitted wardrobes. The inner hall leads to the main bathroom and it is where you will find the pull-down ladder access to the converted loft room as an occasional space. Double gates open on to the 2 car driveway and there is further on-street parking in Salters Road. Pretty front and rear gardens combine well kept flower filled lawns with low maintenance paved areas and all are enclosed by fence boundaries. A gated side access opens on to the R39 public footpath connecting you to miles of pleasant walks and a more rural route back towards the town centre. A quality garden chalet could be perfect for overspill accommodation or perhaps a work from home base. Salters Road sits towards the southern reaches of Haylands, a popular suburb of Ryde roughly 5 minutes drive from the town centre. Ryde arguably enjoys one of the best selections of retail shops and facilities found anywhere on the Island and these will be close enough to be truly convenient. Regular passenger and car ferry connections to the mainland are found in nearby Fishbourne and along the Esplanade at Ryde. Ryde is on the Island train line and buses leave from Ryde bus station to all parts of the Island.



Accommodation

Porch/Boot Room

8'6 x 5'4 (2.59m x 1.63m)

Entrance Hall

Living Room

21'1 x 10'7 (6.43m x 3.23m)

Sun Lounge

21'10 x 7'7 (6.65m x 2.31m)

Dining Room

19'9 x 10'6 (6.02m x 3.20m)

Kitchen

10'3 x 9'6 (3.12m x 2.90m)

Bedroom

11'11 x 10'7 plus wardrobes (3.63m x 3.23m plus wardrobes)

En Suite Bathroom

11'6 x 6'7 (3.51m x 2.01m)

Utility Room

10'10 x 6'6 (3.30m x 1.98m)

Access to garden.

Bedroom

10'6 x 10'6 including wardrobes (3.20m x 3.20m including wardrobes)

Bathroom

6'10 x 6'4 (2.08m x 1.93m)

Loft Room

13'7 x 8'9 (4.14m x 2.67m)

Accessed via pull down ladder. Sloping ceilings. Velux window. Built in storage.

Gardens

Enclosed south facing lawn to front edged by deep shrub filled borders. Gated side access to rear courtyard garden. This pretty garden space is laid to paving to good effect. Raised pergola covered terrace as an ideal seating area. Fence and wall boundaries enclose this peaceful garden.

Garden Chalet

21'4 x 9'7 (6.50m x 2.92m)

Divided in to separate lounge, bedroom, kitchenette and shower room. D/glazing. Electric heating. Ideal for overspill accommodation or as a work from home space.



Gated Parking

Double gates open on to the two car driveway. Scope to extend this if needed.

Tenure

Freehold

Council Tax

Band C

Broadband Connectivity

Up to Ultrafast Fibre available

Mobile Coverage

Coverage includes EE, O2, Three & Vodafone

Flood Risk

Very Low Risk

Construction Type

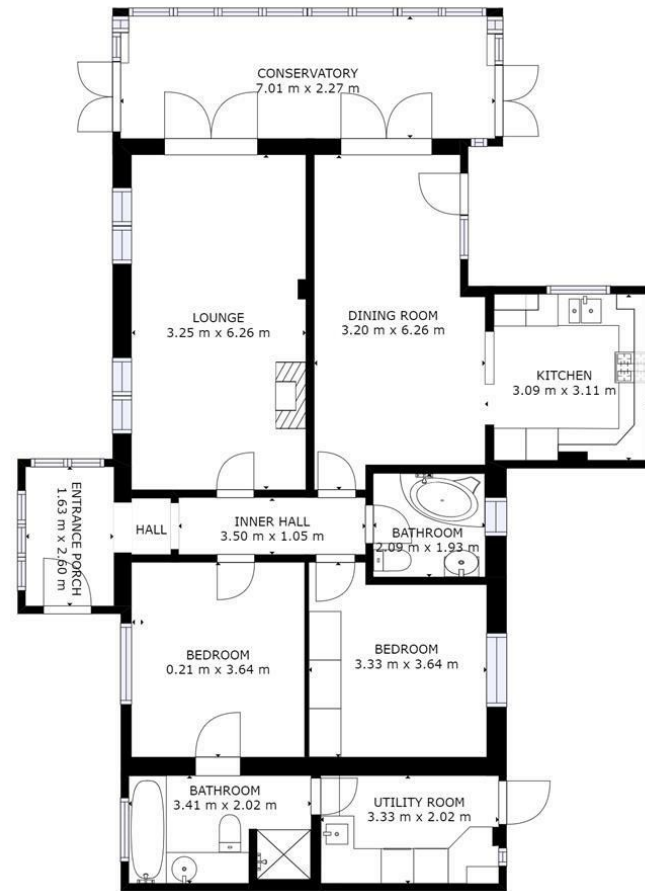
Brick elevations. Slate roof. Cavity walls.

Services

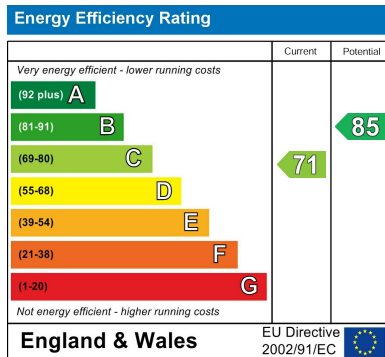
Unconfirmed gas, electric, water and drainage.

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: 104 m², EXCLUDED AREAS:
 CONSERVATORY: 16 m²
 TOTAL: 104 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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PROTECTED

Viewing: Date Time

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.