



- Elegant Semi Detached Victorian House
- Spacious & Flexibly Arranged 171 sqm Interior
- Very Comfortable 4 Bedroom - 1 En Suite Accommodation
- Wonderfully Light Interior with High Ceilings
- Stylish Modern 15'9 Kitchen/Diner
- Parking for up to 4 Vehicles
- Low Maintenance & Sunny Walled Garden
- Three Bathrooms & Handy Utility Room
- Gas C/Heating & D/Glazing
- Well Placed for Schools & Recreation Park

Pell Corner Ryde, Isle of Wight, PO33 3LL

£370,000

Situated in the heart of Ryde, this elegant Victorian semi-detached house is a true gem, offering space, character, and charm. Spanning an impressive 1,839 square feet, this property boasts four generously sized bedrooms, including a principal suite complete with an en suite shower room, ensuring comfort and privacy for all family members.

The ground floor is designed for both relaxation and entertainment, featuring two spacious reception rooms that provide ample space for family gatherings and social events. The layout also lends itself to multi-generational living and single floor living in the future if needed. The well-appointed kitchen/diner is ideal for family meals and casual dining, making it the heart of the home.

Positioned on a prominent corner, the house benefits from an abundance of natural light, creating a warm and inviting atmosphere throughout. The garden, which is bathed in sunshine, offers a delightful outdoor space for children to play or for alfresco entertaining. Additionally, the property includes parking for up to four vehicles at the rear, a rare convenience in this sought-after area.

This family home is perfectly situated, with schools just a stone's throw away and a recreation ground nearby, making it an ideal choice for families. Furthermore, the bustling town centre is within walking distance, providing easy access to shops, cafes, and local amenities.

In summary, this Victorian semi-detached house in Central Ryde is a wonderful opportunity for those seeking a spacious and charming family home in a vibrant coastal community. Don't miss the chance to make this delightful property your own.



Accommodation

Entrance Hall

24'0" x 4'5" (7.32m x 1.35m)

Cloaks Cupboard

Lounge

18'3" into bay x 13'9" max (5.56m into bay x 4.19m max)

Kitchen/Diner

15'9" x 13'8" (4.80m x 4.17m)

Family Room/Sitting Room

15'8" x 14'7" (4.78m x 4.45m)

Utility Room

5'0" x 4'8" (1.52m x 1.42m)

Bathroom

7'4" x 5'6" (2.24m x 1.68m)

Bedroom 4

13'11" x 12'4" max (4.24m x 3.76m max)

Landing

Built-in Storage

Bedroom 1

17'3" into bay x 12'8" plus wardrobes (5.26m into bay x 3.86m plus wardrobes)

En-Suite Shower

7'5" max x 5'3" max (2.26m max x 1.60m max)

'L'-Shaped

Bedroom 2

13'11" x 11'3" plus wardrobes (4.24m x 3.43m plus wardrobes)

Bedroom 3

12'9" max x 12'6" max (3.89m max x 3.81m max)

'L' Shaped

Bathroom

8'11" x 6'5" (2.72m x 1.96m)

Garden Shed/Workshop

21'6" x 13'2" (6.55m x 4.01m)

Power & Lighting. Retrospectively insulated walls and ceiling.

Parking

Accessed from Pell Lane, this property benefits from off road parking for up to 4 vehicles.



Tenure
Freehold

Gardens

The frontage is neatly laid to gravel for ease of maintenance and as a contrast to the Victorian brick facade. The low maintenance theme continues into the rear garden where the main lawn is currently laid to artificial grass. This is very easy to look after and ideal for kids to play. Walled boundaries enclose and screen the garden nicely. The garden is orientated to the South and West enjoying plenty of Sunshine in the warmer months. Garden tap.

Council Tax
Band E

Flood Risk
Very Low Risk

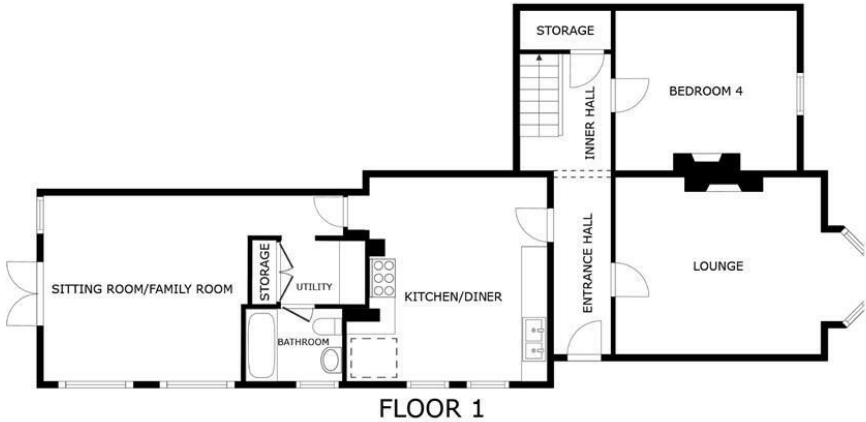
Construction Type
Brick elevations, rendered quoins. Cavity wall.

Mobile Coverage
Coverage Includes: EE, O2, Vodafone & Three

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast available.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 107.1 m² FLOOR 2 73.6 m²
TOTAL : 180.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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		
	72	81
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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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