ryde@wright-iw.co.uk

wright
estate agency



- Chain Free Modern Detached House Backing on to Park
- Up to 3 Reception Rooms
- Generous 19'7 Twin Aspect Lounge
- D/Glazed & Gas C/Heating
- Extended and remodeled Extensively
- Garage, Car Port & Driveway Parking
- Flexible Layout to Suit Your Own Needs
- Comfortable 3 to 4 Bedroom Accommodation
- Two Shower Rooms & a Cloakroom W.C
- Huge Potential to Modernise

23 Oakwood Road, Ryde, PO33 3JT

Offers In The Region Of £335,000

Situated in a peaceful area of Haylands, Ryde, this impressive detached house offers a perfect blend of comfort and potential. Spanning an expansive 1,891 square feet, the property boasts three reception rooms, three bedrooms, and two bathrooms, making it an ideal family home. Built in the 1970's, the house has been thoughtfully extended and remodelled, providing flexible accommodation that includes the option for a ground-floor bedroom, catering to various lifestyle needs.

The exterior features generous gardens that back onto a delightful recreation park, providing ample open space for children to play and for dog owners to enjoy leisurely walks. The peaceful location is situated on the outskirts of town, allowing easy access to the beautiful countryside walking routes, perfect for those who appreciate nature.

This property comes with a wealth of practical features, including, a garage, a car port, and a convenient driveway. Additionally, the presence of a cloakroom w.c. and two shower rooms enhances the functionality of the home.

With its spacious layout and the opportunity to modernise the interior to reflect your personal style, this house is brimming with potential. Whether you are looking for a family home or a property to invest in, this residence in Haylands is a remarkable find that promises both comfort and versatility.







Accommodation

Porch

Entrance Hall

Built in Storage

Store Room
7'3 x 4'3 (2.21m x 1.30m)

Built in Linen Cupboard

Cloakroom W.C

Kitchen/Breakfast Room
17'3 x 11'3 (5.26m x 3.43m)

Dining Room/ Study
11'10 x 7'7 (3.61m x 2.31m)

Lounge
19'7 x 11'11 (5.97m x 3.63m)

Bedroom
26'9 x 11'0 (8.15m x 3.35m)

En Suite/Shower Room
9'1 x 8'9 (2.77m x 2.67m)

Landing
Loft Hatch

Built in Storage

Loft Room/ Under Eaves Storage
13'0 x 6'8 (3.96m x 2.03m)

Bedroom
11'11 x 11'6 including wardrobes (3.63m x 3.51m including wardrobes)

Bedroom
9'5 x 7'10 (2.87m x 2.39m)

Bedroom
19'8 x 9'4 (5.99m x 2.84m)

Shower Room
8'5 x 4'9 (2.57m x 1.45m)

Integral Garage
13'6 x 8'0 (4.11m x 2.44m)
With an up and over door, power and lighting. Wall mounted boiler. Water tap.







Car Port
14'11 x 14'3 (4.55m x 4.34m)
A covered parking space for 1 to 2 vehicles.

Driveway
Space for an additional vehicle

Gardens
Shrub filled lawned frontage sweeps around to meet the side access to the read garden. This is mostly laid to lawn and fully enclosed by fence boundaries. Ornamental fruit trees feature throughout this established garden. A sizeable patio sits off the lounge accessed via its double doors. Garden shed. The garden backs directly on to a recreational open space offering plenty of space to play for children and grand children.

Tenure
Long leasehold. 1000 years from 25/3/1858

Council Tax
Band E

Broadband Connectivity
Up to Ultrafast fibre available

Mobile Coverage
Coverage from EE, O2, Three & Vodafone

Flood Risk
Very Low Risk from Rivers and Sea. Low Risk from Surface Water.

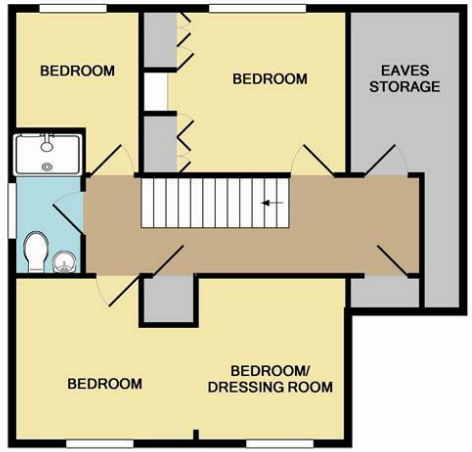
Construction Type
Brick elevations. Concrete tile roof. Cavity walls.

Services
Unconfirmed gas, water, electric and drainage.

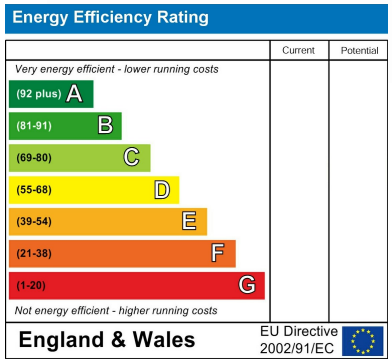
Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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.



GROUND FLOOR
APPROX. FLOOR
AREA 1268 SQ.FT.
(117.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1891 SQ.FT. (175.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

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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