



35, Buckland Gardens,
Ryde, Isle Of Wight, PO33 3AG

£549,500

At first glance you may be forgiven for underestimating the qualities of this bungalow, however, once inside you cannot help but to be impressed by the range of attributes on offer. It is tucked away within a quiet corner of Ryde in a well respected residential location with literally no passing traffic to speak of. The main accommodation has been smartly finished and in recent years has been complemented by the addition of a generous double glazed conservatory perfectly positioned to enjoy the stunning gardens. Guests or tenants can be accommodated in the adjoining 1 bedroom annexe which can be accessed separately if needed, and this too is equally smartly finished. To the rear is the heated indoor swimming pool and spa area measuring some (32'3 x 23'10) which includes a pool side terrace, shower room, home gym, cloakroom w.c and equipment room. A combination of the lovely setting and the beautifully kept lawn gardens which sweep around the property create a pleasant outlook from most rooms and bring a sense of seclusion from the surroundings. The town centre, Ryde's beaches and the mainland passenger connections are within walking distance for most or just a few minutes away by car. Among the town's offerings are an attractive selection of retail shops, restaurants, post offices, banks and a handy supermarket. The proximity to the mainland connections are often appealing to commuters or those expecting regular visitors from the mainland and similarly there is a benefit of being so close to Ryde (private) School for those who attend.

SUMMARY

- Substantial DETACHED Bungalow
- 3 Bedrooms - 1 En Suite
- 1 Bedroom Annexe
- Indoor Swimming Pool & Spa
- Lovely Location
- Beautiful Lawn Gardens
- 24'7 Lounge/Diner
- Quiet, Tucked Away Position
- Garage & Driveway Parking
- Close to Town, Beach & Ferries

ACCOMMODATION

Porch Double glazed front door. Cloaks hanging space. Radiator. Inner glazed door to:-

Inner Hall Opening through to central hallway. Door off to:-

Kitchen 14' 11" x 7' 10" (4.54m x 2.39m)

Double glazed window to side aspect overlooking driveway approach. Matching range of wall mounted and base units complemented by contrasting work surface and tiling. Fitted gas hob, electric grill, oven and extractor canopy. Inset stainless steel sink unit with mixer tap. Integrated dishwasher and and fridge. Plumbing for washing machine. Smooth finished ceiling with recessed downlighters. Plinth heating. Glass fronted display cupboards. Internal door to garage.

Central Hall 26' 3" x 6' 1" (7.99m x 1.85m)

Naturally lit by double glazed skylight. Smooth finished ceiling with recessed downlighters. Two double radiators. Wall niche. Telephone point. Double doors leading to indoor pool and spa. Doors off to:-

Lounge/Diner 24' 7" x 15' 3" (7.49m x 4.64m)

Twin feature windows to front aspect. Double glazed sliding patio doors overlook the pretty garden and open into the conservatory. Feature coal effect gas fire. Two double radiators. Television point. Smooth finished ceiling with contemporary lighting.

Conservatory 14' 0" x 13' 6" (4.26m x 4.11m)

A fully double glazed additional reception room overlooking the well kept gardens. Transparent pitched roof. Tiled floor. Lighting. Power points. Double glazed French doors open onto paved patio. Underfloor heating.

Study 10' 6" x 8' 6" (3.20m x 2.59m)

Smooth finished ceiling. Double radiator. Glazed door from central hall. Broadband connection.

Master Bedroom 18' 10" x 12' 7" (5.74m x 3.83m)

Side facing double glazed window overlooking a patio, sun deck and lawn garden. Double radiator. Extensive range of modern furniture including triple wardrobes, chest of drawers, bedside tables and dressing table. Smooth finished and coved ceiling.

En-Suite The smart modern suite includes a large frameless shower enclosure. Wash basin with toiletry cupboard under. Low level w/c. Chrome towel radiator. Extractor fan. Fully tiled walls and floor. Sensor backlit vanity mirror.

Inner Hall Built in storage cupboard. Radiator. Loft hatch. Built in airing cupboard containing hot water cylinder and shelving. Door off to annexe. Doors to:-

Bedroom 2 9' 9" x 9' 8" (2.97m x 2.94m)

Rear facing window enjoying views of the lovely gardens and patio. Radiator.

Bedroom 3 9' 8" x 7' 3" (2.94m x 2.21m)

Also enjoys views of the well kept gardens. Radiator. Fitted bedroom furniture. Double glazed window. Window seat.

Bathroom Another smart modern white suite. It includes a shower bath with a shower unit over, tiled surround and a curved screen. Wash basin with storage under. Bidet. Low level w/c. Fully tiled walls. Chrome towel radiator. Obscured double glazed window. Vanity light.

Annexe Interconnecting lockable door from main bungalow. Private access at the rear. Easily incorporated into main bungalow for extended accommodation.



Hallway Doors off to:-

Lounge 11' 9" x 11' 3" (3.58m x 3.43m)

Double glazed bow window to front elevation overlooking the approach. Feature coal effect gas fire. Radiator. Television point. Double doors open into:-

Dining Room 9' 8" x 9' 3" (2.94m x 2.82m)

Rear facing double glazed sliding patio doors open onto patio and garden. Radiator.

Kitchen 9' 8" x 7' 5" (2.94m x 2.26m)

Matching range of wall mounted and base units complemented by contrasting work surface and tiling. Inset stainless steel sink unit with mixer tap. Fitted gas hob, electric oven and extractor hood. Double glazed window to rear overlook the patio and garden. Archway through to:-

Utility Room Fitted work surface. Plumbing for washing machine and dishwasher. Space for tumble dryer. Double glazed door to rear.

Bedroom 8' 9" x 8' 7" (2.66m x 2.61m)

Front facing double glazed window overlooking the approach. Radiator.

Shower Room The modern white suite includes a shower enclosure. Wash basin with toiletry cupboards under. Low level w/c. Extractor. Vanity mirror.

Indoor Swimming Pool & Spa

Pool & Spa Area 32' 3" x 23' 10" (9.82m x 7.26m)

A tiled terrace runs around the heated pool 24'6 x 16'6 Double glazed sliding door on either side open onto the sun deck and patio. Double glazed French door to rear open onto a further patio. The lovely gardens sweep around the swimming pool wing. Recessed downlighters. Doors lead off to a selection of ancillary rooms including:-

Cloakroom W/c Low level w/c. Pedestal wash basin. Tiled floor. Double radiator. Loft hatch. Extractor.

Separate Shower Room Tiled shower enclosure. Tiled floor and walls. Wash basin with toiletry storage under. Extractor



Gym 8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window to side. Wall mounted television bracket and aerial point. Double radiator. Ideal for one or two exercise machines.

Pool Room Wall mounted boiler and filtration system for heating and cleaning pool.

Equipment Store 7' 5" x 4' 10" (2.26m x 1.47m)

Ideal for furniture, swimming aids etc. Tiled floor.

Garage 15' 8" x 8' 1" (4.77m x 2.46m)

With an up and over door, power and lighting. Windows to side. Wall mounted gas boiler.

Driveway With space for an additional 5 vehicles if needed.

Gardens Beautifully kept lawn gardens sweep around the property. They are mainly south facing and are screened from the surroundings by either hedge, fence or mature tree boundaries. Equally well tended shrubs feature throughout the lovely gardens and various ornamental trees can be found also. Various seating/sun bathing areas are found on 3 sides of the property including a paved terrace, sun deck and patios all benefiting from the ideal orientation of the gardens. To one side the garden adjoins woodland offering a further sense of privacy. Garden tap. Garden shed. External lighting.

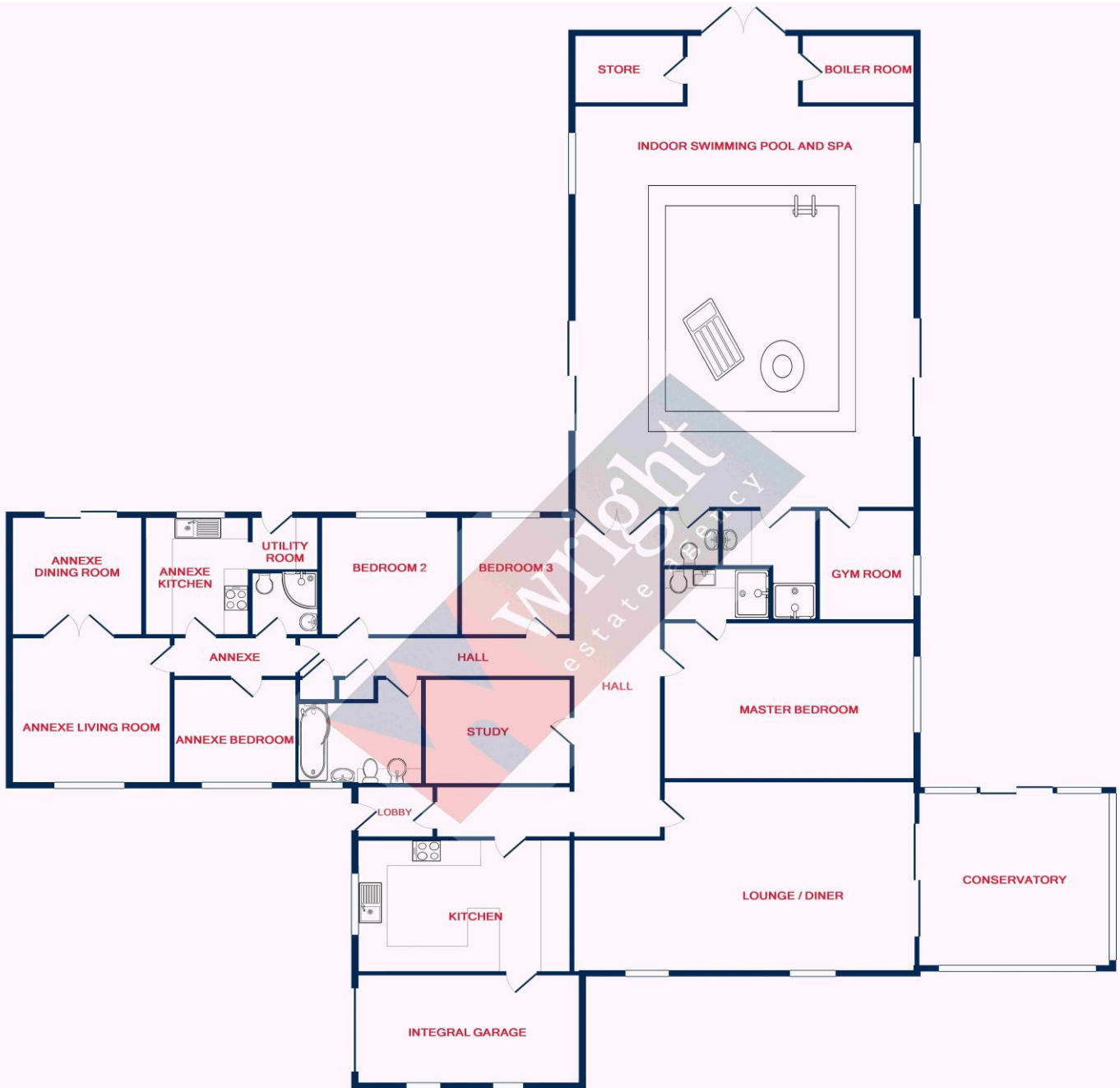
Collect 2 View If you live in PO33 or PO34 postcode areas don't forget our 'Collect 2 View' service. We will collect you from your home and drive you to view our properties then take you back home again. A complete door to door service!

Services Unconfirmed gas, electric, telephone, mains water and drainage.

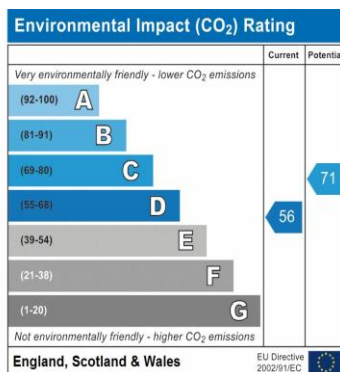
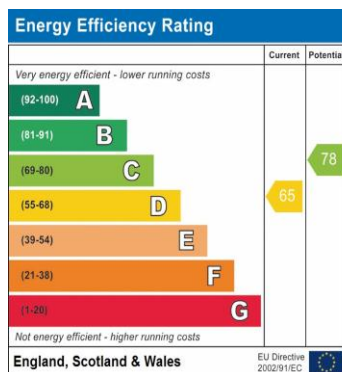
Council Tax Bungalow - **BAND F** Annexe - **BAND A**

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.





TOTAL APPROX. FLOOR AREA 3141 SQ.FT. (291.8 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.
 Made with Metropix ©2017



187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511 **Email: ryde@wright-iv.co.uk**
www.wright-iv.co.uk