



PROUDLY PRESENT FOR SALE

# 10, Firestone Glade

Ryde, Isle of Wight PO33 4LH

**£450,000**  
FREEHOLD



Offering a fantastic opportunity for the new owners to put their own stamp on, this detached four-bedroom house complete with beautiful gardens boasts driveway parking for multiple vehicles and is set in a peaceful residential location on a spacious corner plot.

- Generous detached family home
- Family bathroom plus downstairs shower room
- Beautiful gardens to the front and rear
- Ample driveway parking with carport and garage
- Close to local amenities and mainland ferry travel
- Four bedrooms and a study
- Envious position in Wootton Bridge
- Spacious accommodation throughout
- Double glazing and gas central heating
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Owned by the same family since it was built in the early 1970s, this much-loved family home is nestled away on the highly desirable Firestone Glade and offers flexible accommodation, perfect for family life. In need of a touch of modernisation, this naturally light home has been well-maintained and boasts a new gas central heating system installed just under three years ago. With a well-designed layout, there is also the potential to convert a generous loft space or large garage to the side of the house which would further enhance this already spacious property (subject to gaining necessary planning consents). Outside, there are beautiful gardens to the front and rear, plus a large driveway with a carport and double garage providing off-road parking for multiple vehicles.

Positioned on the fringes of Firestone Copse, this attractive home is close to rich woodland walks and enjoys a lovely rural outlook whilst being located within one of the most convenient villages on the Island which offers an abundance of amenities. Nearby local facilities include a primary school, community centre, a well-maintained recreation and sports ground, as well as a health centre, pharmacist and vet. Local stores cater for food, wine and groceries, and there are some great places to eat including a well-renowned fish and chip shop for the days when you don't want to cook.

Located in a peaceful residential area, number 10 Firestone Glade enjoys a close proximity to travel links, with a bus route just a few minutes' walk from the property and the mainland car ferry service from Fishbourne is just a few minutes drive away. The bustling seaside town of Ryde with its expansive sandy beaches and eclectic mix of boutique shops and restaurants are just a ten-minute drive away, whilst in the other direction, the principal town of Newport has a good range of shops and restaurants, a cinema and the highly regarded Quay Arts Centre.

Featuring a naturally light porch and hallway, the ground floor accommodation benefits from a well-proportioned kitchen-breakfast room with a separate utility room, a spacious living room, a study and a downstairs shower room. Also boasting plenty of natural light, the first-floor accommodation features a family bathroom and four bedrooms.

### **Welcome To 10 Firestone Glade**

Peaceful Firestone Glade is an attractive residential area consisting of smart, well-designed properties. Occupying a spacious corner position, number 10 enjoys a wrap-around green lawn to the front and a driveway with a double garage as well as a carport providing off-road parking for multiple vehicles. Providing access to a white upvc front door, a sizable double-glazed porch has a tiled floor and is convenient for hanging coats and placing shoes before entering the hallway.

### **Entrance Hallway**

As you step through the main entrance you are greeted by a sizable hallway space bathed in natural light from a large window to the front aspect and obscure glazing from the porch. Warmed by a radiator, this carpeted area has an open staircase and an obscure glazed internal window that connects with the living room. Also located here is a pendant light fitting, a thermostat, and four doors that open to a shower room, a study, a living room and a kitchen-breakfast room.



### **Kitchen-Breakfast Room**

*12'07 max x 10'10 (3.84m max x 3.30m)*

This generous-sized kitchen also doubles up as a wonderful dining or breakfast space and enjoys plenty of wall and base units with wooden fronts that provide a sufficient amount of storage. A cream marble-effect countertop has a neutral tile splashback and incorporates a stainless steel sink with duo drainers located beneath a window to the rear aspect. Boasting plenty of natural light from a window to the rear aspect, the room has a freestanding gas oven with a hob which is positioned between the units and there is space to accommodate a dining set as well as a free-standing fridge-freezer. With a serving hatch connecting with the living room, this kitchen is finished with a vinyl floor and is warmed by a radiator. Also located here are two fluorescent ceiling lights, a radiator, a telephone point and a television aerial point.

An obscure glazed door provides access to a utility room.

### **Utility Room**

With a carpeted floor, this practical room provides plumbing connections for laundry appliances beneath a window to the rear aspect which is partially obscured. Illumination is provided by a fluorescent wall light and a partially obscure glazed door provides access to the rear garden and the garage as well as the carport. With a wall-mounted hand-basin, the room also provides access to a handy storeroom which provides invaluable storage space and houses a gas meter.

### **Living Room**

*19'01 x 12'07 (5.82m x 3.84m)*

This spacious living room boasts an abundance of natural light from dual aspect windows and features a double glazed door that opens to an undercover outdoor patio area to the rear. Providing plenty of space for the whole family to come together, this room is carpeted and benefits from two radiators to keep the room cosy. An obscure glazed internal window connecting to the hallway allows for further natural light and there is a serving hatch within the wall to the kitchen. Two pendant light fittings, a telephone point and television aerial point are also located here.

### **Study**

*10'05 x 5'09 (3.18m x 1.75m)*

Currently used as a study, this carpeted room enjoys a window to the front aspect with a radiator located beneath. This room also benefits from a telephone point and a pendant light fitting.

### **Shower Room**

Featuring an obscure glazed window to the front aspect, this convenient downstairs shower room has a neutral colour palette comprising fully tiled walls and a speckled carpet. With a walk-in shower cubicle, the room has a traditional suite comprising a low-level w.c and a pedestal hand basin with hot and cold taps. Also located here is a round light fitting, a wall-mounted towel rail and a radiator to warm the space.

### **First Floor Landing**

An open wooden staircase leads to a carpeted first-floor landing boasting two windows to the front aspect. This area features a pendant light fitting and boasts a large airing cupboard which houses a regularly serviced Vaillant gas-combination boiler which was installed just under three years ago. A ceiling hatch fitted with a ladder opens to a partially boarded loft space which is a generous size providing the opportunity to convert into further accommodation (subject to gaining necessary planning consents). Four bedrooms and a family bathroom form the first floor of this attractive property.



### **Bedroom One**

*12'07 x 9'11 (3.84m x 3.02m)*

Warmed by a radiator, this carpeted bedroom enjoys a window to the rear aspect which overlooks the pretty rear garden and rural views beyond. There is also a pendant light fitting and a good amount of space to accommodate bedroom furniture.

### **Bedroom Two**

*10'03 x 9'10 (3.12m x 3.00m)*

Enjoying views towards Firestone Copse through a window to the rear aspect, this second double-sized bedroom benefits from a built-in wardrobe and a radiator to ensure a cosy space. The room is carpeted and is illuminated by a pendant light fitting.

### **Bedroom Three**

*9'11 x 9'11 (3.02m x 3.02m)*

Boasting dual aspect windows which also provide lovely views towards Firestone Copse, this carpeted room has a radiator and a pendant light shade to provide illumination.

### **Bedroom Four**

*8'05 x 6'08 (2.57m x 2.03m)*

Illuminated by a pendant light fitting and natural light from a window to the front aspect, this room is carpeted and has a radiator to provide warmth.

### **Family Bathroom**

Featuring a window to the front aspect with obscure glass for privacy, this naturally light bathroom has fully tiled walls and includes a matching suite which consists of a fibreglass bathtub with hot and cold taps, and a low-level w.c positioned alongside a pedestal hand basin, also with hot and cold taps. Boasting a modern ladder-style chrome heated towel rail, the room is carpeted and includes a wall-mounted mirror, two glass shelves and a white storage cabinet. A rounded ceiling light is also located here.

### **Rear Garden**

To the rear of the property, a well-established garden boasts a south-facing position with a combination of lawn and paved seating areas providing the perfect spots to soak up the sunshine and enjoy dining al-fresco. One of the paved areas has a lean-to patio cover which would provide the perfect area to construct a sizable conservatory. An abundance of beautifully placed mature shrubs including ferns, holly, camellia and hydrangeas provide eye-catching features, and there is also a range of well-manicured hedging which forms an archway to a hidden composting area through a gate to the side. Providing an ample amount of space to store garden tools and furniture, this quirky garden also includes four sheds with three boasting power and lighting.

### **Parking and Garage**

To the front of the property there is a driveway with a car port providing off-road parking for multiple vehicles. Currently set up as a workshop, a spacious garage (17'05 x 17'04) with an electric door boasts power and lighting, and also houses a consumer unit.

### **Additional Details**

Tenure: Freehold

Council Tax Band: E

Services: Gas central heating, electricity, mains water and drainage

Set in a highly sought after location providing convenience and tranquillity, this spacious four bedroom property represents a fantastic opportunity for the new owners to personalise and transform into a dream family home. An early viewing is highly recommended with the sole agents Susan Payne Property.



GROUND FLOOR  
1147 sq.ft. (106.5 sq.m.) approx.

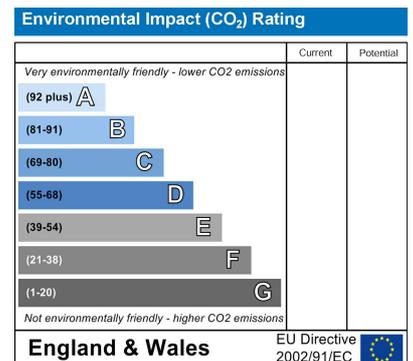
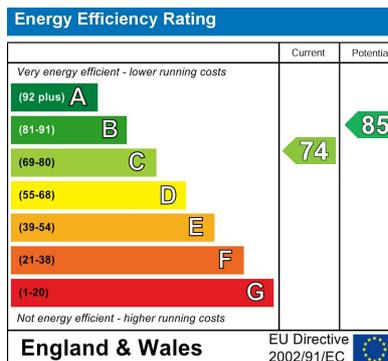


1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1695 sq.ft. (157.5 sq.m.) approx.

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