



- Comfortable 4 Bedroom Detached House
- Very Smart 2022 Built Detached House
- Stylish Bathroom, En Suite & Cloakroom W.c.
- Well Placed for Buses, Shops, Appley Park & Beach

- Newbridge Esteem
- Build Warranty Remainder
- Limited Onward Chain

- Generous Kitchen Diner (20'8 x 15.4)
- Garage 20'5 x 11'1 & Off Road Parking
- South Easterly Facing Garden

35 Maple Leaf Avenue, Ryde, PO33 1GF

**£450,000**

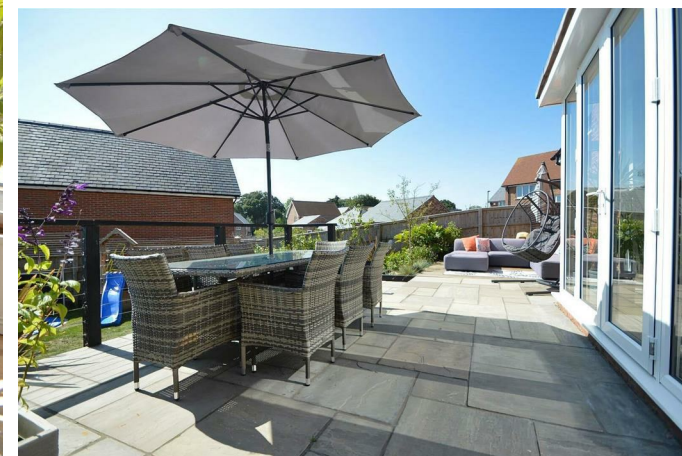


Nestled on the charming Maple Leaf Avenue in Ryde, this generous four-bedroom detached house offers a perfect blend of modern living and comfort. As a new build, it comes with the remainder of the warranty, ensuring peace of mind for the discerning buyer.

Upon entering, you will be greeted by a spacious 20ft kitchen diner, ideal for family gatherings and entertaining guests. The well-designed layout provides ample space for both cooking and dining, making it the heart of the home. Each of the four bedrooms is thoughtfully proportioned, providing a comfortable retreat for all family members. The master suite benefits from an en-suite bathroom, adding a touch of luxury to your daily routine.

The property boasts a delightful south-easterly facing garden, perfect for enjoying the sunshine throughout the day. This outdoor space is ideal for children to play, or for hosting summer barbecues with friends and family. Additionally, the garage, measuring 20'5 x 11'1, offers convenient storage or parking options.

Situated in a well-connected area, this home is conveniently placed for local buses, shops, and the picturesque Appley Park, making it an excellent choice for families and professionals alike. With its modern features and prime location, this property is a wonderful opportunity for those seeking a new home in Ryde. Don't miss the chance to make this delightful house your own.





# Accommodation

## Entrance Hallway

### Cloakroom W.C.

6'1" x 3'1" (1.85m x 0.94m)

### Under-stairs Storage Cupboard

### Lounge

17'5" into bay x 13'0" (5.31m into bay x 3.96m)

### Kitchen/Diner

20'8" x 15'4" into bay (6.30m x 4.67m into bay)

### Landing

### Built-in Airing Cupboard

### Principal Bedroom

10'11" x 13'0" max (3.33m x 3.96m max)

### En-Suite Shower Room

9'4" x 9'5" max (2.84m x 2.87m max)

### Bathroom

7'4" x 6'10" (2.24m x 2.08m)

### Bedroom 2

10'11" x 9'7" (3.33m x 2.92m)

### Bedroom 3

9'7" x 9'5" (2.92m x 2.87m)

### Bedroom 4

10'3" x 11'4" (3.12m x 3.45m)

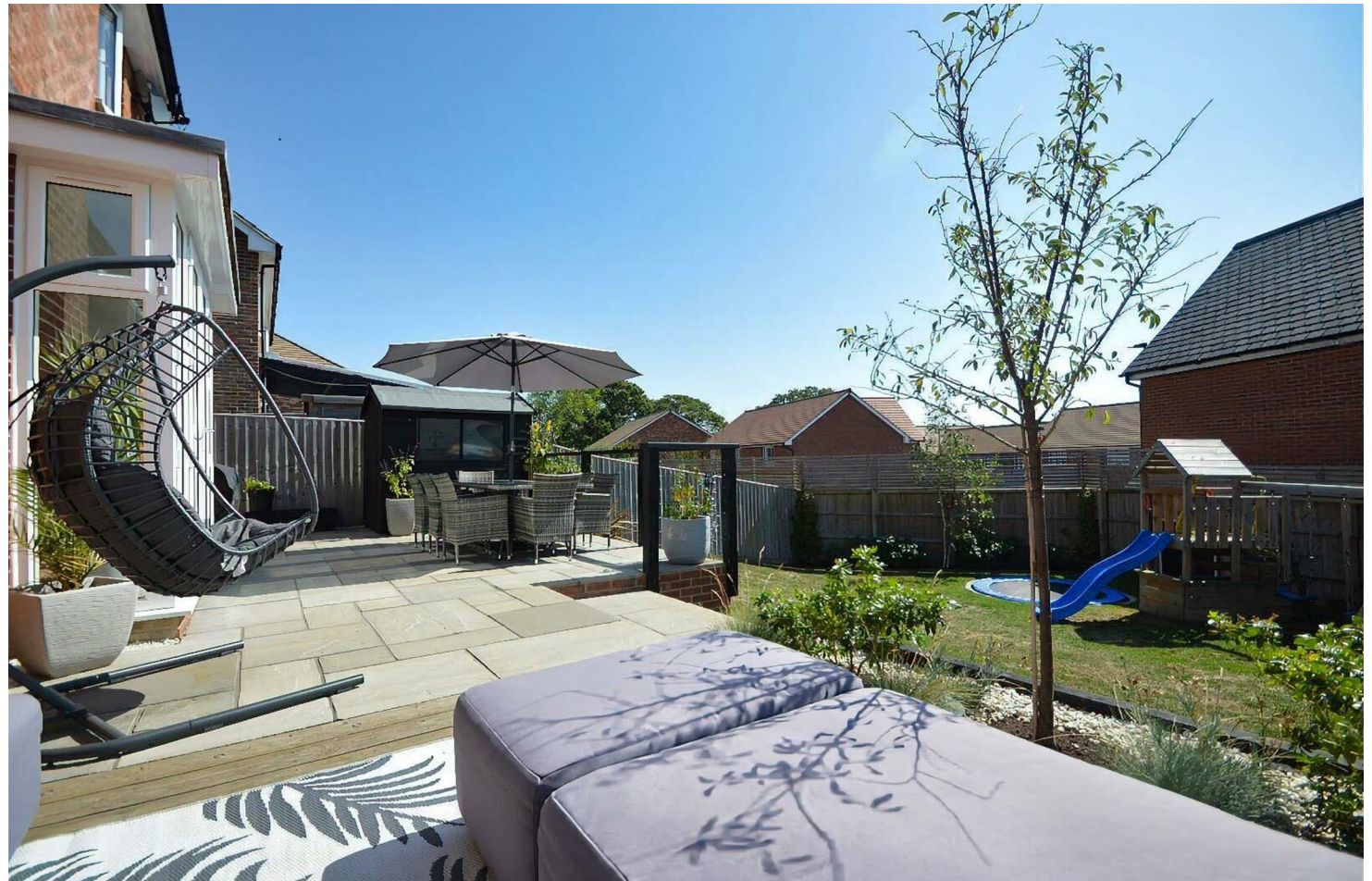
### Garage

20'5" x 11'1" (6.22m x 3.38m)

Utility area includes: Plumbing for washing machine. Space of Tumble Dryer and Fridge Freezer. Wall Mounted Boiler.

### Gardens

The property enjoys an attractive hedge-lined frontage with a neat pathway and gated side access to the South-Easterly facing rear garden. Double doors from the kitchen/diner open onto an Indian sandstone patio adjoining a decked area and pretty flower bed—ideal for outdoor seating. Steps lead down to a well-maintained lawn framed by mature hedges and vibrant planting on either side. Fully enclosed by fenced boundaries. External socket. Garden Tap.



**Parking**  
Off Road Parking.

**Tenure**  
Freehold.

**Council Tax**  
Band D

**Flood Risk**  
Very Low Risk.

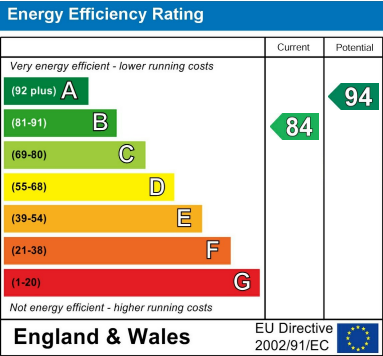
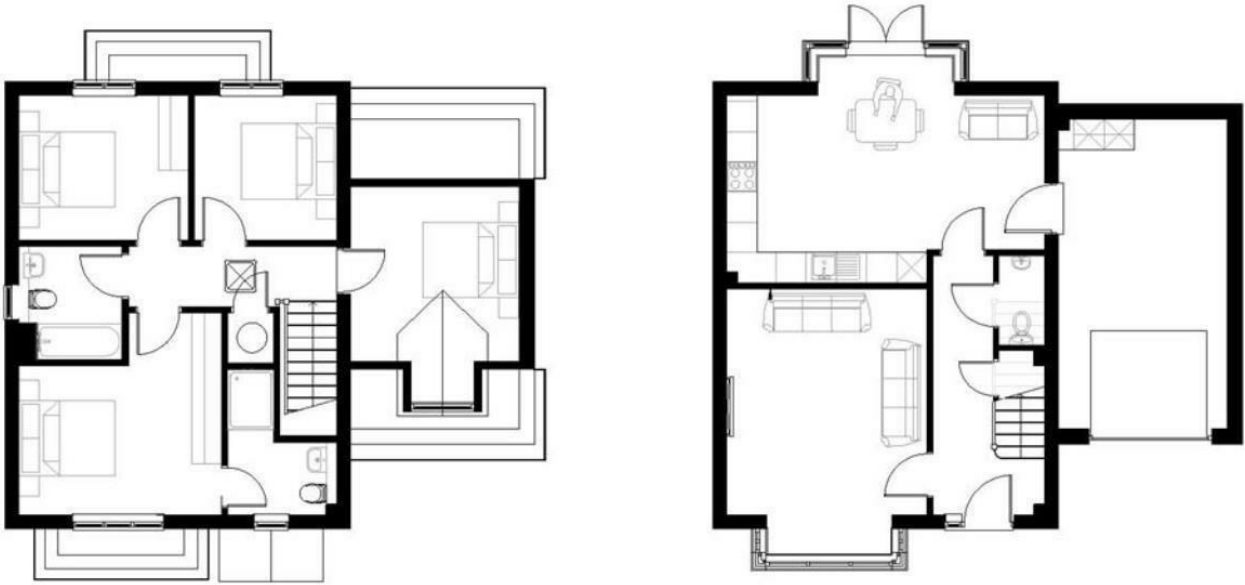
**Constuction Type**  
Brick elevations and cavity walls.

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


**Broadband Connectivity**  
Wightfibre & Openreach networks. Up to Ultrafast available.

**Services**  
Unconfirmed gas, electric, water, drainage and broadband.


**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.



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.




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 .....