



- Contemporary Detached House in Residential Cul de sac
- Parking for 4 Vehicles
- Well Presented & Designed Interior
- Gas C/Heating, D/Glazing & Tesla Storage Battery(see notes)
- Comfortable 4 Bedroom 1 En Suite Accommodation
- Bifold Doors Open in To D/Glazed Conservatory
- Popular Location Well Placed for Local Amenities
- Stylish Open Plan 22'10 Living & Dining Space
- Well Kept Sunny South Facing Garden
- Smart Modern Kitchen/Breakfast Room

1 Long Orchard, Ryde, Isle Of Wight, PO33 1FH

£350,000

Found in the charming area of Elmfield, Ryde, this contemporary detached house, built circa 2008, offers a perfect blend of modern living and comfort. The property is situated within a small, select residential cul-de-sac, providing a peaceful environment for families and individuals alike.

Upon entering, you are greeted by a well-designed interior that boasts two combined spacious reception rooms, ideal for both relaxation and entertaining. This stylish open plan lounge and dining area flows effortlessly into a delightful south-facing conservatory, which invites an abundance of natural light and offers a seamless connection to the beautifully landscaped garden. The garden, adorned with mature trees, creates a serene atmosphere and a sense of privacy, making it a perfect retreat for outdoor enjoyment.

The property features four well proportioned bedrooms, providing ample space for family or guests. With two modern bathrooms, convenience is at your fingertips. The smart kitchen/breakfast room is a highlight, equipped with double doors that lead to the dining area, making it an ideal space for family meals and gatherings.

Parking is a breeze with space for up to four vehicles, ensuring that you and your guests can come and go with ease. The location is particularly advantageous, as it is a level walk from local shops, bus routes, a welcoming public house, and the picturesque Appley Park, offering a variety of recreational opportunities.

This well-presented home is perfect for those seeking a contemporary lifestyle in a pleasant residential setting, making it a must-see for discerning potential buyers.



Accommodation

Entrance Hall

15'5" x 8'9" narrowing to 3'6" (4.70m x 2.67m narrowing to 1.07m)

Built in Double Cupboard

Cloakroom W.C.

Lounge/Diner

22'10" max x 18'10" max (6.96m max x 5.74m max)
Log Burner

Walk-in Storage

Conservatory

13'11" x 8'9" (4.24m x 2.67m)

Kitchen/Breakfast Room

12'8" x 9'1" (3.86m x 2.77m)

Landing

Loft Access

Built-in Linen & Boiler Cupboard

Principal Bedroom

13'10" x 11'1" (4.22m x 3.38m)

En Suite Shower

9'1" x 2'11" (2.77m x 0.89m)

Bedroom 2

9'11" x 9'8" (3.02m x 2.95m)

Bedroom 3

9'8" x 7'8" (2.95m x 2.34m)

Bedroom 4

10'2" x 6'6" (3.10m x 1.98m)

Bathroom

6'2" x 5'10" (1.88m x 1.78m)

Parking

The brick paved driveway and graveled hardstand offer spaces for 4 vehicles comfortably.

Tesla Battery

A Tesla battery is included with the house. It is kept topped up and comes into use as a back up power source in the event of a power cut. Solar panels could be added subject to survey as a reusable energy source.

Tenure

Freehold



Service Charge
As a private cul de sac residents pay £20 per month to cover any upkeep to the road and any soft verges.

Gardens
The generous frontage has a tree-lined roadside boundary. A row of mature mature London Place & Lime trees sit in amongst an array of established ornamental trees. The remainder is laid to brick paving and gravel for parking purposes. Gated side accesses to rear garden. This has been beautifully landscaped to combine differing areas. The main lawn sits off the conservatory framed by shrub borders. A paved pathway leads through the shrub filled graveled Mediterranean garden. A recently laid Sun deck offers the perfect seating and BBQ area. It is home to a recently erected garden shed. External lighting. External socket. Garden tap to front fence boundaries enclose the garden on all sides. Garden tool shed tucked away to side of house.

Council Tax
Band D

Flood Risk
Very Low Risk

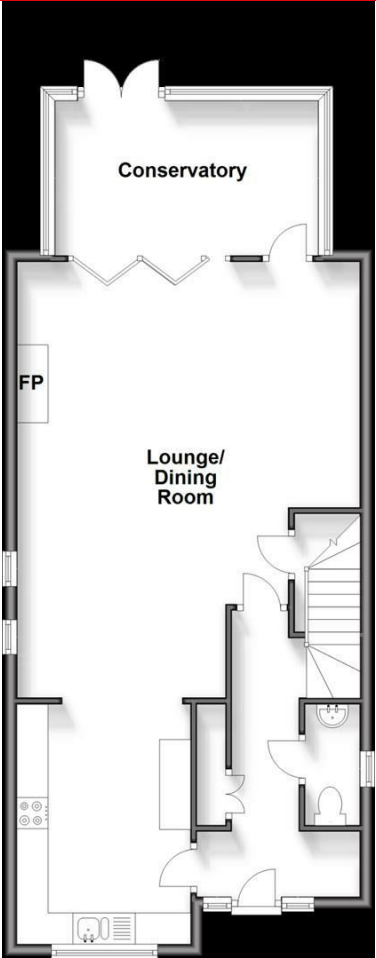
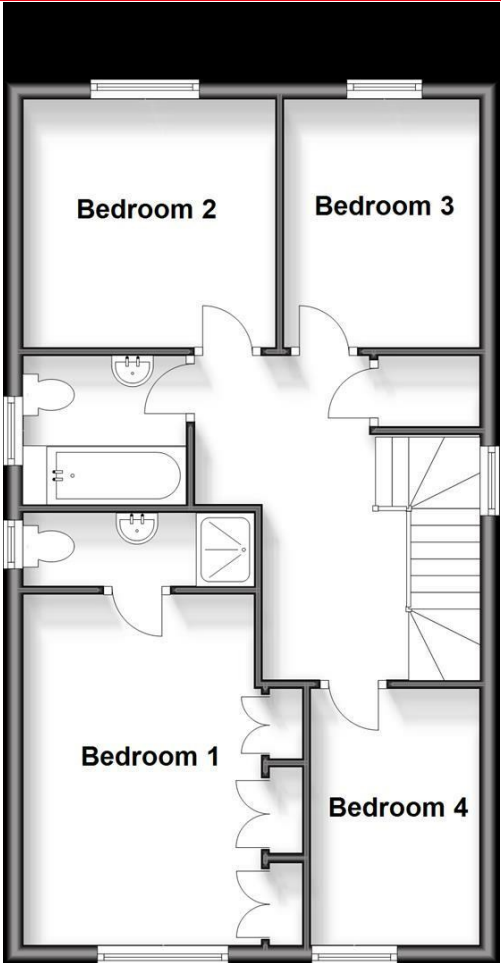
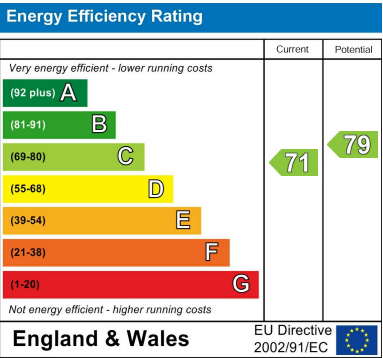
Mobile Coverage
Limited Coverage Vodafone & O2

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

Construction Type
Rendered and clad elevations. Slate roof. Cavity walls.

Services
Unconfirmed gas, water, drainage and electric.

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.





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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.