



- 2019 Built, Impressive Semi Detached House
- Generous 80ft (approx) Garden & Patio
- Minutes from Appley Park & Appley Beach
- Downstairs Cloakroom W.C. & Handy Utility Room
- Comfortable 3 Bedroom - 1 En Suite Accommodation
- PARKING for Two
- Spacious Separate Lounge with Bay Window
- Tucked Away within Peaceful cul de sac
- Stylish Open Plan Kitchen/Dining/Family Room
- D/Glazed Sash Windows & Gas C/Heating. EPC B

1a Gassiot Place, Ryde, PO33 1DN

£410,000

Situated in the charming area of Elmfield, Ryde, this semi-detached house, built in 2019, offers a delightful blend of modern living and Victorian architectural charm. Spanning an impressive 1,237 square feet, this property is designed to cater to the needs of contemporary family life while providing a touch of classic elegance.

Upon entering, you are greeted by a spacious open plan kitchen, dining, and family room, perfect for entertaining or enjoying quality time with loved ones. The generous separate lounge provides an additional space for relaxation, ensuring that there is room for everyone. The principal bedroom boasts an en suite bathroom, offering a private retreat, while two further bedrooms share a well-appointed family bathroom. A convenient downstairs cloakroom adds to the practicality of this lovely home.

The property is set within a peaceful development just off Gassiot Green, tucked away from the hustle and bustle of busier positions. The 78ft rear garden is a wonderful outdoor space, ideal for gardening enthusiasts or for children to play. A glimpse of the sea from the rear adds to the charm of this residence, making it a perfect spot to unwind.

Parking is available for two vehicles, ensuring convenience for you and your guests. The location is superb, with Appley Park and its beautiful beaches just a short stroll away, providing ample opportunities for outdoor activities and leisurely walks.

This home truly offers the best of both worlds, combining the benefits of a new build with the character of traditional design. It is an ideal choice for families or anyone seeking a tranquil yet vibrant lifestyle in Ryde.



Accommodation

Entrance Hall

13'1" max x 6'1" max (3.99m max x 1.85m max)

Built-in Storage

Cloakroom W/C

Lounge

18'2" x 12'0" max (5.54m x 3.66m max)

Kitchen/Dining/Family Room

19'8" max x 18'5" max (5.99m max x 5.61m max)

'L' Shaped

Utility Room

6'1" x 4'6" (1.85 x 1.37)

Landing

Loft hatch

Built in Linen Cupboard

Principal Bedroom

15'8" max x 12'1" max (4.78m max x 3.68m max)

En-Suite

6'0" x 6'0" (1.83m x 1.83m)

Bedroom 2

11'3" x 9'1" (3.43 x 2.77)

Bedroom 3

11'5" x 9'0" (3.48m x 2.74m)

Bathroom

7'6" x 5'11" (2.29 x 1.80)

Gardens

The frontage is largely laid to brick paving for parking purposes and a paved pathway to entrance. This garden is neatly framed by established shrub borders. A gated side access leads to the rear garden. This is almost completely laid to lawn maximising open space. A paved patio sits along the rear of the property accessed from the double doors of the kitchen/diner. A Sun deck offers further space for sunbathing or alfresco dining. A shrub bed edges the garden to one side. Garden shed. Garden tap. External sockets. The garden measures some 78ft in length and is fully enclosed by fence boundaries.

Parking

Brick paved driveway with spaces for 2 vehicles.



Tenure
Freehold

Council Tax
BAND C

Flood Risk
Very Low Risk

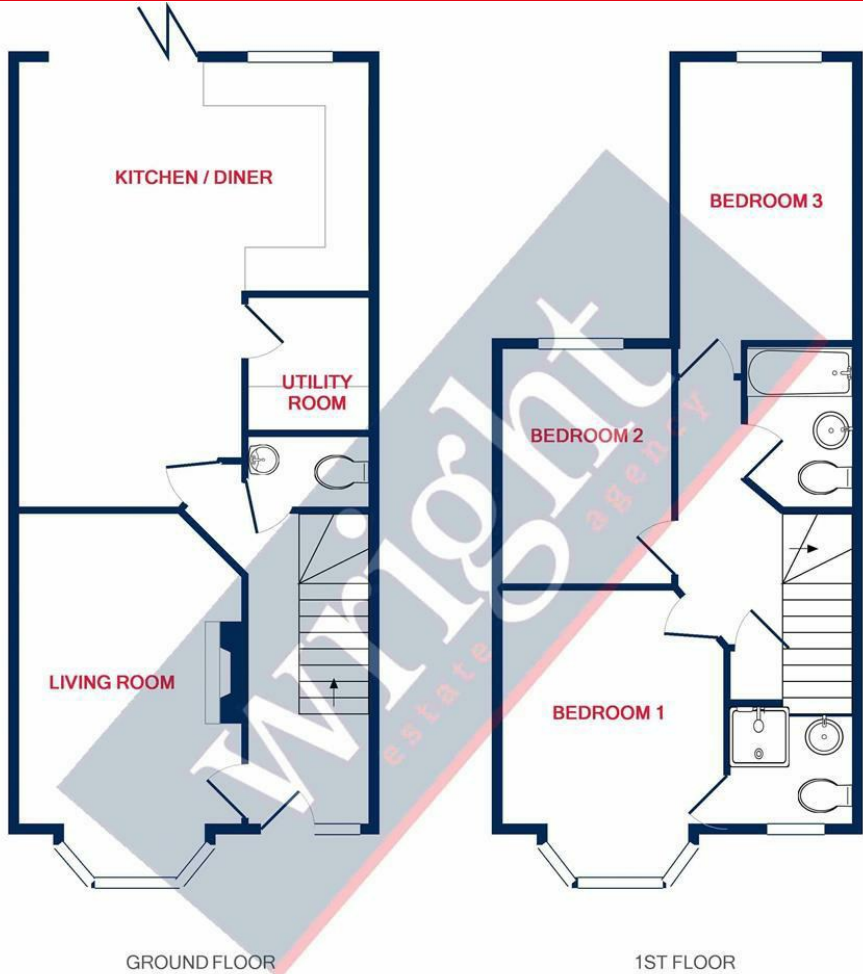
Construction Type
Brick elevations. Slate roof. Cavity walls.

Mobile Coverage
Limited Coverage: EE & O2

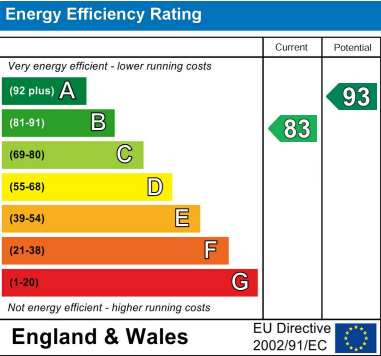
Broadband Connectivity
Openreach Network. Up to Ultrafast available.

Services
Unconfirmed gas, electric, telephone, mains water 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



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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Viewing:

Date

Time