



- Beautifully Presented 1987 Built Detached House
- Very Comfortable 4 Bedroom 1 En Suite Accommodation
- Well Tended Generous Lawned Gardens
- Stunning Well Appointed 23'9 Kitchen/Diner
- Fully Tiled Main Bathroom with Separate Shower
- Garage with Powered Door and 4-5 Car Driveway
- Cosy 18'1 Lounge with Log Burner
- Sought After Residential Road Peripheral to Town
- 14'5 Study/Work from Home Office
- Cloakroom W.c & Handy Utility Room

21 Salisbury Road, Elmfield, Isle of Wight, PO33 1BY

£560,000

Situated in the charming area of Elmfield, Ryde, this beautifully presented detached house, built in 1987, offers a perfect blend of modern living and comfort. Spanning an impressive 1,732 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. With four well-proportioned bedrooms and two bathrooms, this home is ideal for families or those seeking extra room for guests.

The internal layout is thoughtfully designed, featuring stylish open-plan living areas that seamlessly connect with separate ancillary rooms, including an impressive study, perfect for those who work from home. The property is bathed in natural light, thanks to its many south-facing rooms, creating a warm and inviting atmosphere throughout.

Set within well-tended lawned gardens, the house enjoys a deep frontage that is well-screened from the road, ensuring a sense of privacy. The extensive driveway accommodates parking for up to five vehicles and leads to a garage with a powered door, adding convenience to this delightful home.

The stunning kitchen is a highlight, well-appointed with solid wood worktops that enhance its appeal. The generous gardens provide a wonderful outdoor space, perfect for enjoying the sunshine or hosting gatherings with family and friends.

This property is not just a house; it is a home that offers a harmonious lifestyle in a sought-after location. With its combination of space, style, and practicality, this detached house in Elmfield is a rare find and is sure to attract interest from discerning buyers.



Accommodation

Entrance Hall

13'10" x 7'2" (4.22m x 2.18m)

Keyless entry for front door.

Study

14'5" max x 12'8" max (4.39m max x 3.86m max)

Lounge

18'1" x 12'7" (5.51m x 3.84m)

Kitchen/Diner

23'9" x 9'8" (7.24m x 2.95m)

Sun Lounge/ Dining Room

11'1" x 10'6" (3.38m x 3.20m)

Rear Hall

Door to garage.

Utility Room

9'9" x 5'1" (2.97m x 1.55m)

Cloakroom W.C.

Built-in Boiler Cupboard

Landing

Bedroom 1

13'6" including wardrobes x 12'8" (4.11m including wardrobes x 3.86m)

Bedroom 2

13'7" x 9'10" (4.14m x 3.00m)

En Suite

6'0" x 4'8" (1.83m x 1.42m)

Bedroom 3

13'5" x 8'7" (4.09m x 2.62m)

Bathroom

10'4" x 9'9" (3.15m x 2.97m)

2nd Floor

Bedroom 4

14'6" x 8'10" (4.42m x 2.69m)

Built-in Storage

Garage

17'1" x 10'0" (5.21m x 3.05m)

With a powered door, power & lighting. External power socket.



Driveway

The driveway has comfortable space for 4-5 vehicles.

Gardens

Mature hedges and fence largely screen the house from the road. An impressive London Plane tree sits at the front boundary. The private frontage is largely laid to lawn interspersed with well tended ornamental trees and shrubs. A paved patio adjoins the sun lounge on the south side of the house. Side access to the rear garden. This level and lawned garden is nicely enclosed by hedge, fence and wall boundaries. A cordaline and a eucalyptus tree sit towards the rear. A sandstone paved patio area and a sun deck adjoin the property as the obvious seating and bbq area. Garden shed. Garden tap.

Tenure

Freehold

Council Tax

Band F

Construction Type

Cavity wall modern build

Flood Risk

Very Low Risk

Mobile Coverage

Limited Coverage: EE, O2 & Vodafone

Broadband Connectivity

Wightfibre and Openreach Networks. Up to Ultrafast Speeds Available.

Services

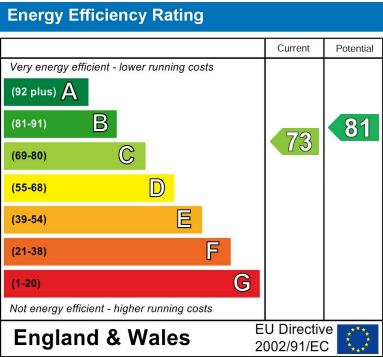
Unconfirmed gas, electric, mains water, broadband and drainage.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



GROSS INTERNAL AREA
FLOOR 1 94.4 m² FLOOR 2 62.8 m² FLOOR 3 9.7 m²
EXCLUDED AREAS : REDUCED HEADROOM 6.9 m²
TOTAL : 166.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

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