



- Stunning Modern Home in Peaceful Gated Setting
- Beautifully Presented Throughout
- Comfortable 2 Bedrooms - 1 En Suite Accommodation
- Extended Dining Room with Lantern Roof & Bi-folds
- Cosy 15'3 Lounge
- (16'4 x 11'5) GARAGE with Powered Door
- Stylish Open Plan Layout
- Brick Paved Two Car Driveway
- Ground Floor Cloakroom W.c
- Well Kept Extremely Neat Gardens

The Laurels Swaylands Close, Ryde, Isle Of Wight, PO33 1FA

£340,000

Stylish modern home in peaceful gated setting. This stunning recently built (2017) semi detached house is part of a gated development of just a handful of beautifully designed houses. Asymmetric roof lines coupled with vaulted first floor ceilings bring a particularly contemporary feel to these tastefully individual homes. The close is situated in the semi rural outskirts of Ryde just off tree lined Bullen Road and as such is only a matter of yards away from an extensive network of footpaths and bridleways meandering through the surroundings. 'The Laurels' favours the typically modern and stylish open plan interior at ground level which has seamless connectivity to the sunny rear garden from the lounge and newly added dining room. The kitchen is finished in contemporary white offering a clean modern feel and a smart handle-less design. The high vaulted ceilings at first floor are punctuated with similarly asymmetrical windows overlooking the gardens and sylvan surroundings. The accommodation comprises two double bedrooms with one en suite plus a separate family bathroom. A two car brick paved driveway and attached garage with electric door sit to the side of the property. Although peripheral to the main town of Ryde local facilities include a couple of convenience stores, two petrol stations and a large supermarket. Ryde town centre is host to one of the best selections of retail and associated facilities found anywhere on the Island and both local and mainland passenger travel connections are found along its Esplanade. Swaylands Close is an idyllic location having equal appeal to either holiday home escapism or quieter permanent living.



# Accommodation

## Entrance Hallway

13'2" x 3'11" (4.01 x 1.19)

## Cloakroom

## Kitchen

12'1" x 6'9" (3.68m x 2.06m)

## Lounge

14'8" x 14'1" (4.47m x 4.29m)

## Built in Storage

## Dining Room

14'5" x 8'7" (4.39m x 2.62m)

## Landing

Mezzanine Storage Level over Stairs

## Bedroom 1

11'3" x 10'9" (3.43 x 3.28)

## Built-in Airing Cupboard

## En-Suite Shower Room

## Bathroom

6'10" x 6'1" (2.08 x 1.85)

## Bedroom 2

11'8 plus wardrobes x 9'2" (3.56m plus wardrobes x 2.79m)

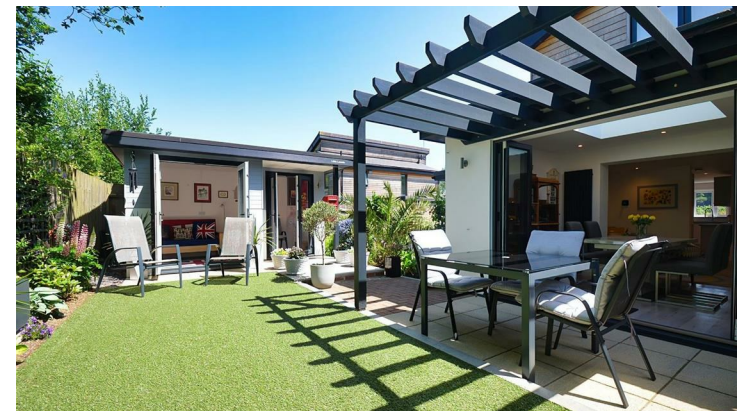
## Garage

16'4" x 11'5" (4.98m x 3.48m)

With a powered roller door, power & lighting. Utility area with. Spaces for over spill appliances stainless steel sink unit and plumbing for washing machine. Double glazed window and door to rear garden.

## Gardens

The frontage is neatly laid to artificial lawn edged by stone chipping filled borders. Gated side access leads to rear garden. This too has been lovingly landscaped including shrub filled beds and borders containing an exotic array of planters. There is a central artificial lawn and a paved patio and pathways. A cleverly designed garden shed sits to the side and the garden is enclosed by fence boundaries on all sides. External sockets and lighting. Bin store. Garden tap.



**Summer House**

12'7" max x 7'5" max (3.84m max x 2.26m max )

Like the gardens shed, this has been designed to replicate the main house. Rendered walls meet wooden cladding under a neat flat roof. Triple glazed patio doors and double glazed windows. Fully insulated. Power & Lighting.

**Council Tax**

Band C

**Tenure**

Freehold

**Service Charge**

There is a management company, Retriever, looking after the private road, electric gates and water treatment plant. The Laurels pay on average £330 per annum. NB The Laurels do not pay Southern Water for sewerage

**Construction Type**

Cavity wall

**Flood Risk**

Very Low Risk

**Broadband Connectivity**

Openreach Networks. Standard Speed.

**Mobile Coverage**

Limited Coverage: O2, Three & Vodafone.

**Services**

Unconfirmed gas, electric, telephone, mains water and water treatment plant for sewerage.

**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  
Made with Metroptix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

**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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.