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wright
estate agency

- Impressive Victorian Semi Detached House
- Stylish Open Plan Kitchen/Dining/Family Room
- Generous 106ft Rear Garden
- Substantial Garden Studio/Chalet
- Cleverly Extended and Remodeled
- Graveled Two Car Driveway
- Separate Lounge/Optional 3rd Bedroom
- Comfortable 2/3 Bedroom Accommodation
- Cosy Sitting Room with Log Burner
- First Floor Bathroom & Grd Floor Shower Room

12 Hope Road, Elmfield, Ryde, Isle Of Wight, PO33 1AG

£279,950

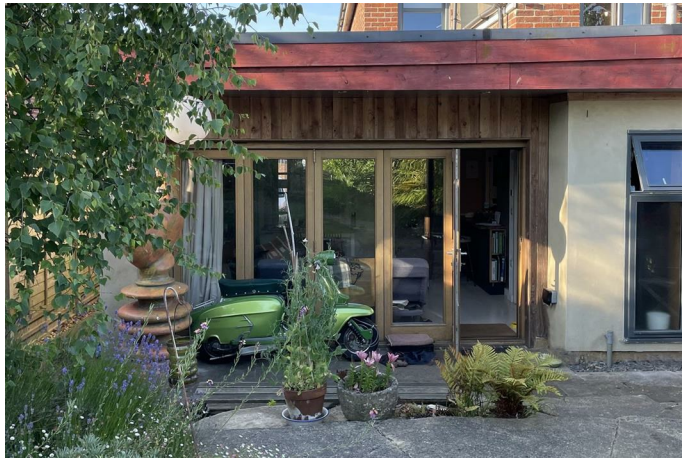
Nestled in the charming area of Elmfield, Ryde, this delightful Victorian semi-detached house offers a perfect blend of classic elegance and modern living. With three reception rooms, this property provides ample space for both relaxation and entertainment. The heart of the home is undoubtedly the stylish open plan kitchen, dining, and family area, which is enhanced by bi-fold doors that seamlessly connect to an extensive 106 ft garden and patio, ideal for outdoor gatherings or quiet moments in nature.

As you approach the property, a gravel driveway accommodates parking for two vehicles, complemented by a paved pathway leading to a welcoming entrance porch. Inside, you will find two generously sized double bedrooms, with the added flexibility of using one of the ground floor reception rooms as a third bedroom, catering to various living arrangements.

The cosy sitting room, featuring a charming log burner, creates a warm and inviting atmosphere, perfect for those chilly evenings. Additionally, the convenience of a bathroom on both floors ensures that comfort is never compromised.

The crowning feature of the extensive garden is the studio/chalet. This is tucked away to the far end of the garden and ideal for a multitude of uses including a work from home office or hobby retreat.

This home is not just a property; it is a lifestyle choice, offering a unique character and modern amenities in a sought-after location. Whether you are a first-time buyer, a growing family, or looking to downsize, this Victorian gem is sure to impress. Don't miss the opportunity to make this exceptional house your new home.



Accommodation

Porch
7'11" x 4'3" (2.41m x 1.30m)

Kitchen/Diner & Living Room
21'0" max x 16'9" max (6.40m max x 5.11m max)

Sitting Room
11'11" 11'11" (3.63m 3.63m)
Log Burner

Built-in Storage

Lounge/Optional 3rd Bedroom
11'11" x 11'5" max (3.63m x 3.48m max)

Shower Room
6'8" x 6'5" (2.03m x 1.96m)

Landing

Bedroom 1
12'2" max x 11'5" (3.71m max x 3.48m)
Loft Hatch

Built-in Storage

Bedroom 2
12'11" x 12'0" max (3.94m x 3.66m max)
Loft Hatch

Bathroom
10'0" x 6'10" (3.05m x 2.08m)

Parking
The graveled driveway offers spaces for 2 vehicles

Council Tax
Band B

Garden
The walled frontage contains established ornamental trees offering welcomed screening. Paved pathway and gated side access lead to the generous rear garden. This extends to the generous rear garden. This extends to some 106ft in length. It is largely laid to lawn with a meandering brick paved pathway. Fence and hedge boundaries enclose the garden. Various shrub beds and borders. Screened BBQ area. A paved patio sits off the kitchen/diner accessed via its bi-fold doors. External socket. Garden shed. Greenhouse. Garden tap.

Garden Studio/Chalet
15'9" x 15'3" (4.80m x 4.65m)
Vaulted ceiling. Log burner. Pianted wood floor. Power & lighting. Currently used as a studio but offers a multitude of uses. Double glazed sliding doors. Sundeck.

Tenure
Long leasehold. 1000 years from 24/3/1866. 840 years remaining.

Construction Type
Brick elevations. Slate roof. Cavity walls.

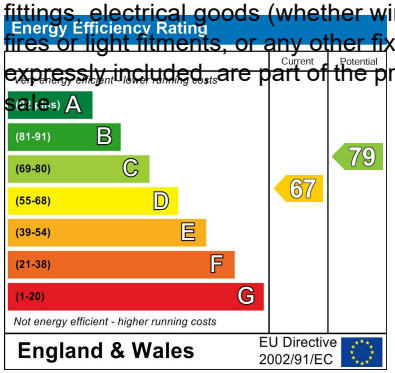
Flood Risk
Very Low Risk

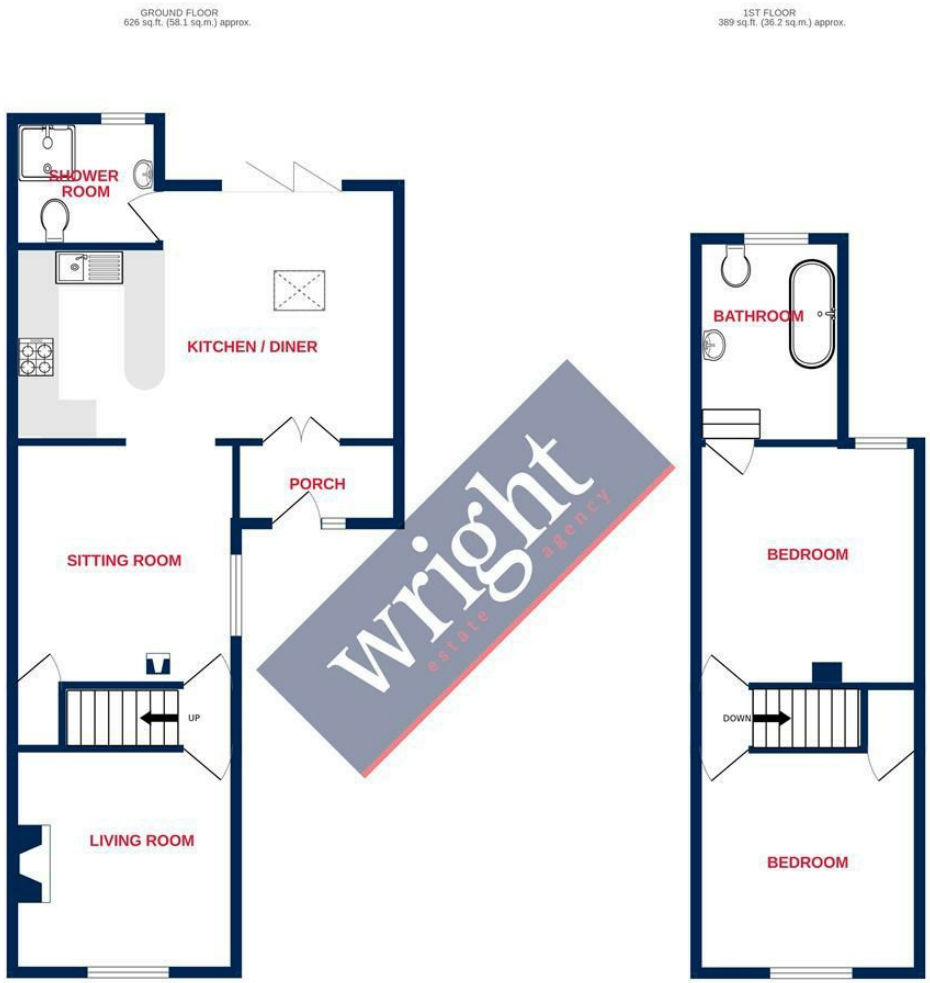
Mobile Coverage
Limited Coverage: EE, O2 & Vodafone

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast Available.

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





TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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