



31 Maple Leaf Avenue, Ryde
£320,000

 **Megan Baker**
Estate Agents

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This pretty three bedroom semi-detached home is situated in the beautiful new development of West Acre Park. The home offers bright and welcoming accommodation that is ready to move into and offered Chain Free. The home comprises a smart, welcoming entrance hallway with stairs leading to the first floor; a generously proportioned living room with handy understairs cupboard and a beautifully fitted, chic kitchen. In addition, the home has a handy cloakroom and utility room. Upstairs is a lovely master bedroom with a view to the garden and a stylish en-suite; a second good size double bedroom and a third single/ study, both serviced by the family bathroom. To the rear of the home you have a super, sunny garden with decked area and side access gate leading to the parking area. The property is one of only a few Shorwell designs within the development, so really is a hugely appealing family home .

Smart front entrance door to:

Entrance Hallway:

A welcoming entrance to the home with stairs to first floor and door to:

Living Room:

15'6" max x 12'9" (4.74 max x 3.90)

A lovely, spacious room with a large window to front and handy understairs cupboard.

Door to:

Kitchen/Dining Room

12'2" max x 11'8" max (3.71 max x 3.57 max)

A beautifully styled, modern fitted kitchen of white fronted units and chunky grey worktops, with integrated appliances including dishwasher; fridge/freezer; five ring gas hob with extractor chimney over and eye level double oven. Stainless steel sink unit and

double doors to the garden. Archway opening to:

Utility Area:

5'8" max x 4'1" (1.75 max x 1.26)

Fitted with additional wall units and worktop with space and plumbing for washing machine and space for tumble dryer. Door to:

Cloakroom:

4'9" max x 4'0" max (1.46 max x 1.23 max)

With chic white suite of WC and wash hand basin.

Stairs to:

First Floor Landing:

A good sized area with access to the loft and doors to:

Bedroom One:

11'9" x 10'11" (3.59 x 3.33)

A bright master bedroom in crisp white decor, with plenty of space for freestanding wardrobes; large window to rear and door to:

En-suite Shower Room:

8'5" max x 3'11" max (2.57 max x 1.20 max)

Stylishly fitted with white suite of WC; wash hand basin and large shower enclosure with rainfall shower.

Bedroom Two:

12'8" x 9'2" (3.88 x 2.81)

Another good size double bedroom with window to front.

Bedroom Three:

8'10" x 7'2" (2.71 x 2.2)

A single room which is currently used as a dressing room with window to front.

Bathroom:

Fitted with a sleek white suite of bath with mixer tap/shower attachment over and glass screen; WC and wash hand basin. Smart dark tiling is set off against the white decor and there is an opaque UPVC double glazed window.

Rear Garden:

A good sized garden for a modern home, with a generous paved area set outside the kitchen. Beyond the patio is a lawned area and a sunny, elevated decked terrace - perfect for a BBQ. Gated side access leads to the:

Parking:

Set to the side of the home.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The

Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



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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