ryde@wright-iw.co.uk

wright
estate agency



- Individual 2019 Built Detached Bungalow
- Well Designed Open Plan Layout
- Sunny, Landscaped Low Maintenance Gardens
- Gas C/Heating & D/Glazing
- Comfortable 2 Bedroom 1 En Suite Accommodation
- Generous Lounge with Bi-fold Doors to Garden
- Sizeable 17'3 Kitchen/Diner
- Beautifully Presented & Tasteful Interior
- Parking for Several Cars
- Easy Level Walk to Appley Park, Buses, Shop & Post Office.

Elm Dean, 47A Marlborough Road, Ryde, Isle Of Wight, PO33 1AB

£365,000

Situated in the desirable suburb of Elmfield, Ryde, this nearly new detached bungalow offers a perfect blend of modern living and convenience. Built in 2019, this charming property spans an impressive 937 square feet and features a thoughtfully designed interior that promotes single-floor living, making it ideal for those seeking comfort and accessibility.

Upon entering, you will be greeted by a beautifully presented space that boasts stylish fittings and fashionable tones, appealing to even the most discerning of buyers. The bungalow comprises two well-proportioned bedrooms and two bathrooms, ensuring ample space for relaxation and privacy. The inviting reception room serves as a perfect gathering spot for family and friends, enhancing the home's warm and welcoming atmosphere.

Outside, the landscaped garden has been designed with low maintenance in mind, allowing you to enjoy a tranquil environment without the burden of extensive upkeep. This outdoor space is perfect for unwinding after a long day or entertaining guests during the warmer months.

Conveniently located, this property is just a short, level walk from local shops, bus routes, and the post office, ensuring that all your daily needs are easily met. Additionally, the leafy surroundings of Appley Park and its adjoining beach are within easy reach, providing opportunities for leisurely strolls and outdoor activities.

With parking available for up to five vehicles, this bungalow not only offers a stylish and comfortable living space but also the practicality that modern life demands. This exceptional property in Elmfield is a rare find and is sure to attract interest from a wide range of buyers. Don’t miss the opportunity to make this delightful bungalow your new home.







Accommodation

Entrance Hall
11'3" x 5'11" (3.43m x 1.80m)

Built-in Storage

Kitchen/Diner
17'3" x 10'4" (5.26m x 3.15m)

Lounge
19'6" max x 17'4" (5.94m max x 5.28m)

Principal Bedroom
12'3" x 12'0" (3.73m x 3.66m)

En Suite
6'1" max x 5'5" max (1.85m max x 1.65m max)

Bedroom 2
13'5" x 8'9" (4.09m x 2.67m)

Bathroom
7'5" x 5'5" (2.26m x 1.65m)

Parking
The graveled frontage offers parking for up to 5-6 vehicles.

Gardens
The enclosed frontage is designated for parking purposes. Gated side access to rear garden. This has been tastefully landscaped to keep maintenance to a minimum. The main areas are laid to porcelain tiles punctuated with raised planters. A raised Sun deck to one corner is partially covered creating privacy for its current hot tub use. Concrete shed base. Power points. External lighting. Garden tap.

Tenure
Freehold

Council Tax
Band D







Construction Type
Brick elevations. Concrete tile roof. Cavity walls.

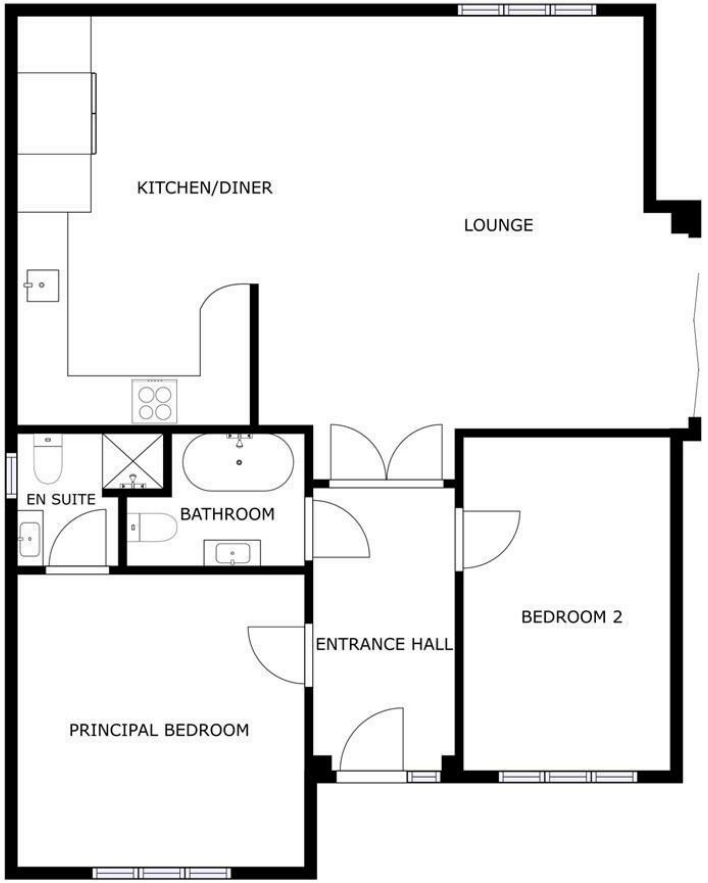
Flood Risk
Very Low Risk

Mobile Coverage
Limited Coverage

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

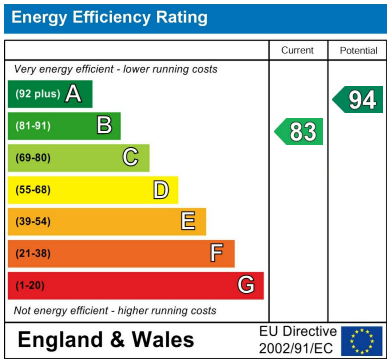
Services
Unconfirmed gas, electric, telephone, mains water and drainage.

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



GROSS INTERNAL AREA
FLOOR 1: 87.1 m²
TOTAL: 87.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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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The Property Ombudsman

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