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wright estate agency



- Smart Modern 2015 Built Semi Detached House
- Generous 22'5 Lounge/Diner with Garden Access
- Well Placed for Local Schools, Trains & Mainland Connections
- Gas Central Heating & Double Glazing
- Sunny, South Facing Garden & Patio
- Walking Distance to Town Centre, Beaches & Buses
- Stylish 12'6 Kitchen
- Comfortable 3 Bedroom - 1 En Suite Accommodation
- Well Presented Interior
- Downstairs Cloakroom W/c

9 Park Close, Ryde, Isle of Wight, PO33 2FS

£315,000

Nestled in a tranquil cul-de-sac in the heart of Central Ryde, this charming semi-detached house, built in 2015, offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, 1 en suite and a stylish bathroom, this property is ideal for families or those seeking a comfortable retreat.

The home boasts a beautifully presented interior, having been lovingly maintained as a second residence since its purchase. The open-plan lounge and dining area create a welcoming atmosphere, seamlessly connecting to a sunny south-facing garden, perfect for enjoying the outdoors. The easy-to-maintain garden provides a delightful space for relaxation or entertaining guests.

Parking is a breeze with a brick-paved driveway accommodating two vehicles, ensuring you have ample space for your needs. The location is particularly advantageous, being just a short distance from Ryde's vibrant town centre, stunning beaches, and excellent transport links, including local schools, buses, trains, and ferry connections to the mainland.

This modern home is not only a comfortable living space but also a fantastic opportunity to enjoy the best of what Central Ryde has to offer. Whether you are looking to settle down or seeking a holiday home, this property is sure to impress. Don't miss the chance to make this lovely house your new home.







Accommodation

Porch

Entrance Hall

Cloakroom W.C.

Lounge/Diner
22'5" x 14'5" (6.83m x 4.39m)

Walk-in Storage

Kitchen
12'6" x 7'6" (3.81m x 2.29m)

Landing
Loft Hatch

Built in Airing Cupboard

Bedroom 1
12'3" including wardrobes x 11'1" (3.73m including wardrobes x 3.38m)

En Suite Shower

Bedroom 2
12'0" plus wardrobes x 8'9" (3.66m plus wardrobes x 2.67m)

Bedroom 3
7'0" x 7'9" (2.13m x 2.36m)

Bathroom
7'9" x 5'3" (2.36m x 1.60m)

Gardens
The frontage is neatly laid to brick paving for parking purposes. Gated side access to rear garden. The sunny South facing rear garden has been designed to keep maintenance to a minimum. A paved patio sits off the sliding doors from the lounge/diner. A pergola covered sun deck is to the rear off the garden offering more sunbathing or alfresco dining space. The central space is laid to gravel and the garden is enclosed on all sides by fence boundaries. Garden shed. Garden tap to front of building.

Parking
Brick paved driveway with space for two vehicles.

Tenure
Freehold & Long leasehold. Both titles exist from when the site was created by joining two pieces of land.

Council Tax
BAND C







Flood Risk
Very Low Risk

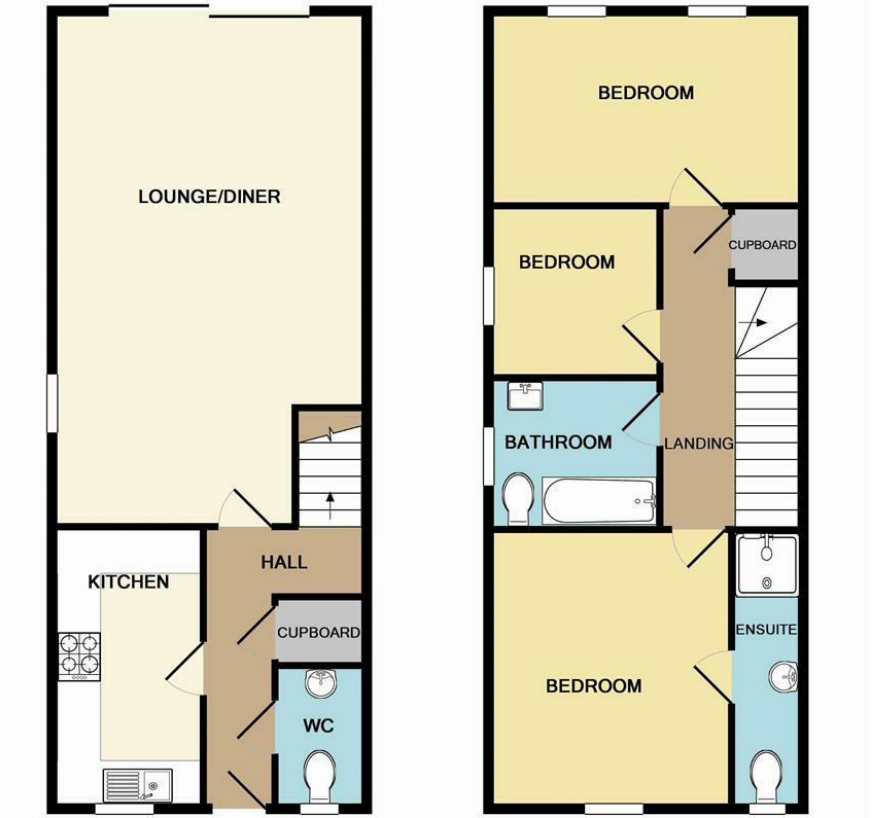
Construction Type
Brick elevations. Slate roof. Cavity walls.

Mobile Coverage
Limited Coverage: EE, O2 & Vodafone

Broadband Connectivity
Openreach & 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.

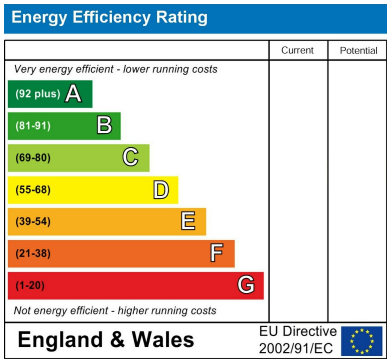


GROUND FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.8 SQ.M.)

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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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

Viewing: Date …….. Time ……..