

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

8a, Hope Road

Ryde, PO33 1AG



Tucked away in a quiet but convenient location, this beautiful semi-detached two-bedroom, two bathroom property offers stunning, modern interiors, a delightful rear garden, plus driveway parking.

- Modern semi-detached property
- Neutral, naturally lit accommodation
- Delightful rear garden
- Short walk to town and sandy beaches
- Mainland travel links and schools nearby
- Two bedrooms and two bathrooms
- Ideal for first time buyers or an investment
- Quiet, residential area
- Driveway parking
- Double glazing and gas central heating

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Built approx. 10 years ago, this stunning semi-detached property is beautifully presented with naturally lit, modern interiors comprising a kitchen, a lounge-diner, the conservatory, and a ground floor cloakroom. The stairwell from the kitchen leads up to the first floor which presents two double en-suite bedrooms with built in wardrobes, plus an airing cupboard on the landing. The delightful rear garden offers plenty of space to sit and enjoy the sunshine with a patio and a section of artificial grass at the back of the garden, accessed via two steps. There is a handy gate to the side of the property allowing easy access to the driveway at the front of the property.

This wonderful home is situated in Elmfield, a sought-after suburb of Ryde, only a short walk from the town centre and the beautiful sandy beaches at Appley. The property is close to good schools and regular Island travel links as well as high-speed mainland travel services across the Solent. Ryde's bustling Union Street and High Street are located just a 30-minute walk away and supply plenty of local amenities including a selection of boutique shops, convenience stores, and a superb choice of eateries. This popular seaside town is home to a whole host of family entertainment and activities to enjoy such as ten pin bowling, fun-packed days at the seaside, an open-air swimming pool, traditional amusements and a local cinema. The location is perfect for easy access to foot passenger ferry services from the esplanade and a regular car ferry service from Fishbourne to Portsmouth is just 4.4 miles away.

### **Welcome to 8a Hope Road**

This attractive red brick-built property has a path to one side leading to the front door and side access. There is a block paved driveway to the front of the house.

### **Kitchen**

*13'8" x 10'11" (4.18m x 3.35m)*

The UPVC front door opens into the kitchen space which offers a range of neutral base and wall kitchen cabinets with plenty of storage and integrates an electric oven and induction hobs as well as undercounter space for a slimline dishwasher. The wood effect worktop integrates a porcelain sink and drainer, and the gas boiler is located in here. The staircase is a prominent feature of this space and offers handy storage under including plumbing for a washing machine, and space for a freestanding fridge freezer. A window to the front aspect allows plenty of light into the space, and the kitchen is finished with natural wall décor and a subway style tile splashback.

### **Cloakroom**

*5'2" x 2'9" (1.59m x 0.86m)*

Accessed from the kitchen space is this handy cloakroom equipped with a w.c, a vanity hand basin, and a chrome heated towel rail. The smart wooden flooring continues into this space, it is neutrally decorated with an exposed brick wallpaper feature wall.

### **Lounge-Diner**

*15'1" max x 10'7" max (4.62m max x 3.24m max)*

Naturally lit from the large French doors to the conservatory, this lovely room is currently utilised as a lounge with an office set up which continues the flooring and the neutral décor.

### **Conservatory**

*9'3" x 8'2" (2.84m x 2.49m)*

This fantastic addition to the property is currently being utilised as a dining room but has potential to be used in any way. The space is warmed by underfloor heating and French doors lead out to the patio.

### **First Floor Landing**

The carpeted stairwell from the kitchen leads up to a little landing space with an airing cupboard and the space leads to:



### **Bedroom One**

*10'4" x 9'6" (3.16m x 2.92m)*

This inviting double bedroom continues the neutral décor and features a navy-blue feature wall. The space has a built-in wardrobe and a lovely en-suite.

### **Bedroom One En-Suite**

*8'1" max x 5'4" (2.48m max x 1.63m)*

Fully equipped with a w.c, a bath with a shower over, and a pedestal hand basin, this en-suite bathroom is naturally lit by an obscure glazed window to the rear. The space is finished with a calming green wall décor, a neutral tile around the bath, and a patterned floor vinyl. There is also an extractor fan here and a chrome heated towel rail.

### **Bedroom Two**

*14'0" x 7'7" (4.29m x 2.32m)*

Also featuring a built-in wardrobe and an en-suite, this double bedroom is naturally lit by the window to the front aspect. The space is finished with a wood effect vinyl, like in bedroom one.

### **Bedroom Two En-Suite**

*10'11" x 7'4" (3.35m x 2.24m)*

Equipped with a bath with a shower over, a w.c, and a pedestal hand basin, this en-suite also features a chrome heated towel rail and an extractor fan.

### **Garden**

This delightful rear garden enjoys sunshine for most of the day and is a lovely, private space to sit and enjoy the quiet area. The garden features a large patio to the front, perfect for a spot of al fresco dining, and offers a section of astroturf to the rear with seating and a shed. There are lots of lovely shrubs and trees in the garden, which encourages the wildlife.

### **Parking**

The property offers a block paved driveway to the front of the property for one vehicle. There is additional on-street parking available on surrounding roads.

8a Hope Road presents a fantastic opportunity to acquire a beautiful, modern home with two double bedrooms and two bathrooms, ready for the new owners to move in. An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

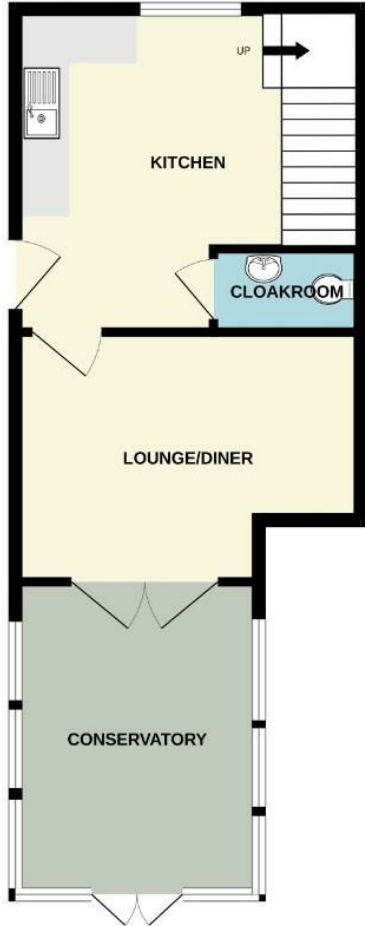
Tenure: Freehold - Part of the property has a flying freehold

Council Tax Band: B (approx. £1,892.85 pa - Isle of Wight Council 2024/2025)

Services: Mains water, drainage, electricity, and gas central heating



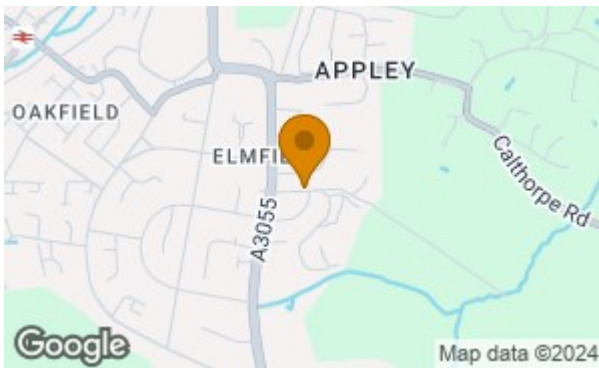
GROUND FLOOR





1ST FLOOR



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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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>81</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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