



- Deceptively Spacious Semi Detached House
- Parking for 2 to 3 Cars
- Raised Sun Deck with Views Across Ryde
- 10 Min Walk from Beach & Park
- Comfortable 4 Bedroom Accommodation
- Well Presented Interior
- Study & Cloakroom W.c
- Generous 16'7 Lounge
- 14'6 Dining Room with Garden Access
- Dressing Room to Principal Bedroom

13 Holly Tree Close, Ryde, PO33 1HU

£335,000

Clever alterations and remodeling have combined well to create this deceptively spacious semi detached house. The well presented interior now boasts 4 comfortable bedrooms and includes a dressing room to the principal bedroom too. The accommodation is spread across three floors creating welcomed separation for the bedrooms and a flexibility of use which is sure to impress. Other than strategically positioned double doors the lounge, dining room and kitchen flow seamlessly one to the other and lead out to the garden and sun deck via sliding doors. There is a modern shower room with walk-in shower and a second toilet in the downstairs cloakroom. A work from home office or study sits off the entrance hall so you can close the door from your work at the end of the day. The garden flows from the frontage and up the side to meet the rear garden creating a sizeable gap from your neighbour and offering a pathway to the sun deck for sunlight late into the evening. Spaces for up to 3 vehicles are on the driveway and there is further on-street parking in Holly Tree Close. The property is roughly a 10 minute saunter from the beach and the leafy environs of both St John's Wood and Appley Park. The town centre is a little further away but well worth the journey as it is host to arguably one of the best selections of retail shops and associated services found anywhere on the Island. Local travel options and the regular passenger connections to the mainland are found along the Esplanade simply adding to the appeal of the position.



Accommodation

Porch

Entrance Hall

8'8" max x 8'3" max (2.64m max x 2.51m max)

Cloakroom W/C

Bedroom

13'6" x 7'8" (4.11m x 2.34m)

Bedroom

11'8" x 6'10" (3.56m x 2.08m)

Study

7'9" max x 6'10" max (2.36m max x 2.08m max)

'L' Shaped

Landing

Bedroom/ TV Room

10'1" x 7'8" (3.07m x 2.34m)

Shower Room

7'4" x 6'8" (2.24m x 2.03m)

Built-in Linen Cupboard

Dining Room

14'6" x 10'4" (4.42m x 3.15m)

Lounge

16'7" x 10'7" (5.05m x 3.23m)

Kitchen

10'4" x 10'1" (3.15m x 3.07m)

Landing

Dressing Room

10'2" x 3'11" plus wardrobes (3.10m x 1.19m plus wardrobes)

Bedroom

11'8" x 10'3" (3.56m x 3.12m)

Gardens

The lawned frontage sweeps around the side of the house to meet the side garden. This rises up to meet the enclosed rear. Established shrubs and ornamental trees are found throughout this area. The rear garden is mostly laid to lawn and fully enclosed by fence boundaries. A paved patio sits off the dining room and kitchen.



Raised Sun Deck

16'8" x 12'0" (5.08m x 3.66m)

A raised sun deck sits to one corner of the garden as the perfect position to attract the sun into the evening and enjoy views across town.

Parking

Spaces for up to 2-3 cars.

Council Tax

Band C

Tenure

Freehold

Broadband Availability

Openreach and Wightfibre networks. Ultrafast fibre available.

Mobile Coverage

Coverage includes EE, O2, Three & Vodafone.

Flood Risk

Very Low Risk from Rivers & Sea. Low Risk from surface water.

Construction Type

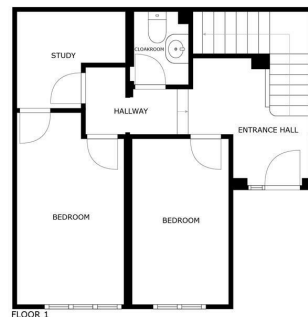
Standard Construction

Services

Unconfirmed gas, mains water, electric and drainage.

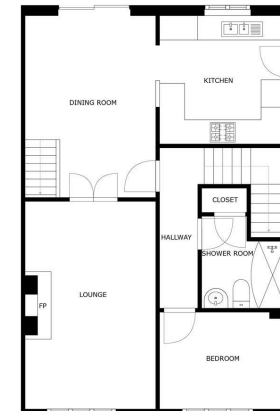
Agents Note

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



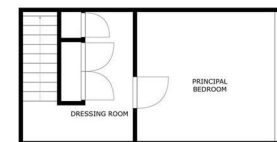
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 106 sq ft, FLOOR 2: 60 sq ft
FLOOR 3: 19 sq ft, TOTAL: 185 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 106 sq ft, FLOOR 2: 60 sq ft
FLOOR 3: 19 sq ft, TOTAL: 185 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3



GROSS INTERNAL AREA
FLOOR 1: 106 sq ft, FLOOR 2: 60 sq ft
FLOOR 3: 19 sq ft, TOTAL: 185 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk



Viewing: Date Time