



- Smart Modern DETACHED House
- Contemporary Open Plan Living/Dining/Kitchen Space
- Driveway PARKING for up to 4 Cars
- 17'4 Lounge Overlooking Pretty Garden
- New 'Anglian' Conservatory
- Modern Fitted Kitchen with Appliances
- Lawned Sunny Garden with Generous Sun Deck
- Comfortable 2/3 Bedroom Accommodation
- Lovely Views of Neighbouring Countryside
- Stunning Downstairs Shower Room & Upstairs Bathroom

129 Great Preston Road, Ryde, Isle Of Wight, PO33 1DB

**£315,000**

Welcome to Elmfield, a suburb of the coastal town of Ryde - a charming location that could be the perfect setting for your new home! This modern detached house boasts a beautifully presented interior that is sure to impress. With one stylish open plan reception room, three bedrooms, and two bathrooms, there is ample space for comfortable living.

One of the standout features of this property is the recently added 'Anglian' conservatory, providing a lovely space to relax and enjoy the natural light all year round. The property also offers parking for up to four vehicles, a rare find in this area, making it convenient for you and your guests.

Situated on a bus route, commuting and exploring the surrounding areas couldn't be easier. Whether you're looking to unwind in the peaceful surroundings of Elmfield or venture out to discover the Isle of Wight, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the charm and comfort that this property has to offer.



# Accommodation

## Porch

### Entrance Hall

12'5" x 4'8" (3.78m x 1.42m)

### Built-in Storage

### Open Plan Living Space

18'9" x 14'7" (5.72m x 4.45m)

Incorporating Living/Dining/Kitchen

### 'Anglian' Conservatory

11'9" x 9'7" (3.58m x 2.92m)

### Inner Hall

### Bedroom 3/Study

15'1" x 6'9" (4.60m x 2.06m)

### Built in Utility & Boiler Cupboard

### Shower Room

10'6" x 9'4" (3.20m x 2.84m)

### Landing

Loft Hatch.

### Built-in Storage

### Bedroom 1

13'3" including wardrobe x 9'1" plus recess (4.04m including wardrobe x 2.77m plus recess)

### Bedroom 2

13'3" including wardrobes x 9'4" (4.04m including wardrobes x 2.84m)

### Bathroom

8'2" x 4'7" (2.49 x 1.40)

### Gardens

Raised borders sit either side of the frontage filled with established ornamental trees and shrubs. Gated side access to rear garden. This has been tastefully landscaped with the central lawn edged by shrub borders. Paved pathway. A Sun deck sits to the far end of the garden attracting the sun into the evening. Garden shed. Garden tap. External lighting.



### Parking

Dwarf pillars sit either side of the driveway entrance. The driveway offers spaces for up to 4 vehicles.

### Council tax

Band D

### Tenure

Freehold

### Construction Type

Brick built cavity wall construction

### Flood Risk

Very Low Risk

### Mobile Coverage

Limited Coverage: O2, Vodafone & EE

### Broadband Connectivity

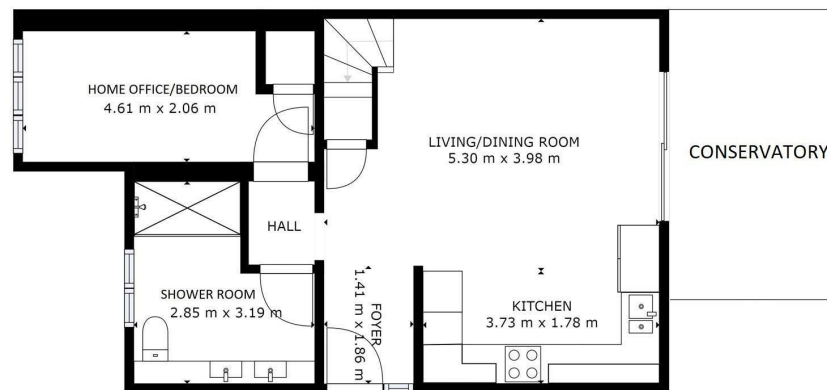
Openreach and Wightfibre networks. Ultrafast fibre available.

### Services

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

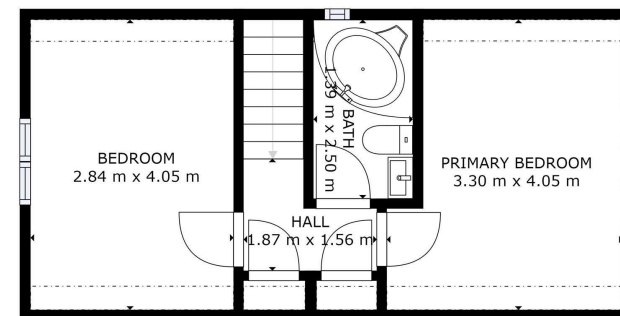
### Agents Note

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



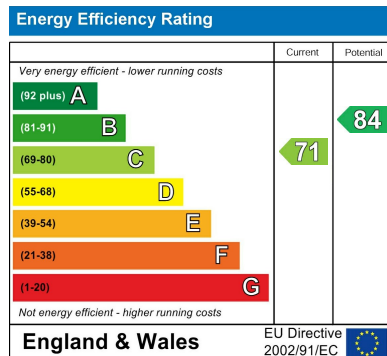
FLOOR 1.

GROSS INTERNAL AREA  
 FLOOR 1: 51 m<sup>2</sup>, FLOOR 2: 29 m<sup>2</sup>  
 EXCLUDED AREAS: - REDUCED HEADROOM BELOW 1.5M: 5 m<sup>2</sup>  
 TOTAL: 80 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2.

GROSS INTERNAL AREA  
 FLOOR 1: 51 m<sup>2</sup>, FLOOR 2: 29 m<sup>2</sup>  
 EXCLUDED AREAS: - REDUCED HEADROOM BELOW 1.5M: 5 m<sup>2</sup>  
 TOTAL: 80 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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PROTECTED

**Viewing:**      Date .....      Time .....