



- Stunning Modern (2016) Detached Home
- Beautifully Presented & Stylish Interior
- Comfortable 4 Bedroom 1 En Suite Accommodation
- Attractively Landscaped Rear Garden with Tree-lined Backdrop
- Contemporary Open Plan Living/Dining/Kitchen
- Separate Cosy 17'6 Lounge
- Raised Sun Terrace with Glass Balustrade
- Driveway Parking & Turning Space for 4 Vehicles
- Tastefully Fashionable Kitchen
- Cloakroom W.c. & Handy Utility Room

131 Marlborough Road, Ryde, Isle of Wight, PO33 1AR

£565,000

Nestled in the charming area of Elmfield, Ryde, this stunning detached house offers a perfect blend of modern elegance and stylish comfort. Boasting two reception rooms, four bedrooms, and two bathrooms, this property provides ample space for a growing family or those who love to entertain.

Built in 2016, this home features a contemporary extension that creates a breathtaking open-plan living area. The seamless flow from the living space to the sun terrace and beautifully landscaped rear garden is perfect for enjoying sunny days or hosting gatherings with friends and family.

Parking is a breeze with space for up to four vehicles, making it convenient for homeowners with multiple cars or guests. The smart and modern interior design of the property adds a touch of sophistication, while the tree-lined backdrop in the garden offers a sense of tranquillity and privacy.

If you are looking for a home that combines modern living with a touch of luxury, this property in Elmfield is sure to impress. Don't miss the opportunity to make this house your own and enjoy the best that Ryde has to offer.



Accommodation

Porch

Entrance Hall

Built-in Storage Under Stairs

Cloakroom W/C

Lounge

17'6" x 10'11" (5.33 x 3.33)

Open Plan Living/Kitchen/Dining Space

28'5" x 18'5" (8.66m x 5.61m)

Including Living Room (18'5" x 13'7") Dining Area/Kitchen (18'5" x 14'10")

Utility Room

10'10" x 5'3" (3.30 x 1.60)

Landing

Loft Access

Principal Bedroom

14'6" x 9'10" (4.42 x 3.00)

En Suite

9'10" x 3'6" (3.00m x 1.07m)

Bedroom

10'11" x 10'2" (3.33 x 3.10)

Bedroom

10'10" x 8'4" (3.30m x 2.54m)

Bedroom

8'8" x 7'3" (2.64m x 2.21m)

Family Bathroom

10'6" x 7'1" (3.22m x 2.18m)

Parking

The gravelled driveway and turning area for up to 4 vehicles.

Tenure

Freehold

Council Tax

BAND E



Gardens

An established evergreen hedge lines the kerbside boundary. An edged graveled driveway and turning area and a neatly kept lawn combine well within the frontage. Mature evergreen ornamental trees sit along the right hand boundary creating a pleasant screening. Gated side accesses lead to the wonderfully landscaped rear gardens. This has been tastefully designed with a well kept main lawn edged by an array of pretty shrubs. A copper colored ornamental cherry tree sits to one side. A porcelain tiled patio and pergola covered hot tub area is perfectly positioned for the late sun. A raised sun terrace with glass balustrades and porcelain tile surface is the perfect entertaining space overlooking the garden. A wealth of trees within the surrounding gardens create a lovely natural backdrop to the garden whilst creating a real feel of privacy. External lighting throughout the garden and sun terrace for those summer evenings. External sockets x3. Garden tap. A grey coloured gravel really finishes the spaces to either side of the house.

Construction Type

Standard construction built 2016

Flood Risk

Low Risk from Surface Water. Very Low Risk from River and Sea.

Mobile Coverage

Limited Coverage: O2, Vodafone and EE

Broadband Connectivity

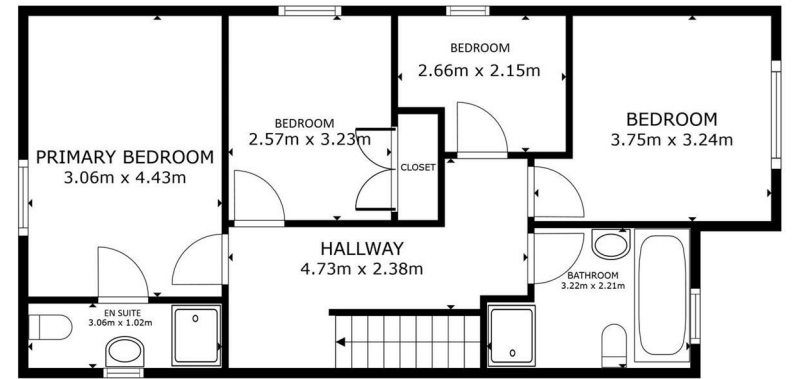
Openreach and Wightfibre networks available. Ultrafast fibre available.

Services

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

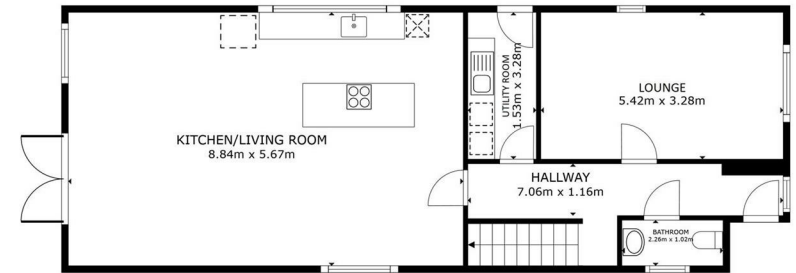
Agents Note

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



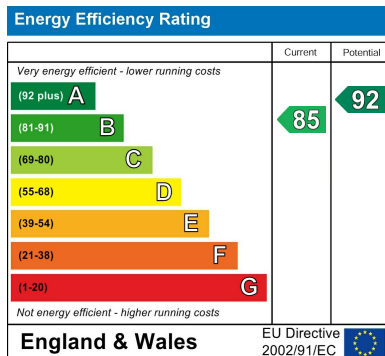
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 89.3 m² FLOOR 2 62.3 m²
TOTAL : 151.4 m²



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 89.3 m² FLOOR 2 62.3 m²
TOTAL : 151.4 m²



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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