



- Substantial Detached Modern House Built Circa 2006
- Generous 19'9 Living Room
- Integral Double Garage & Driveway Parking
- Well Placed for Petrol Station, Supermarket, Buses & Rural Walks
- Tucked Away in Peaceful Cul de Sac of Award Wining Development
- Popular Location Peripheral to Ryde
- Impressive Entrance Hallway
- Spacious 6 Bedroom - 2 En Suite Accommodation
- Walled South Facing Sunny Garden
- D/Glazed Consevatory

1 Aspen Gardens, Ryde, PO33 1RE

£595,000

Nestled in the charming Bullen Village in Ryde, this impressive detached house offers a perfect blend of space and comfort for a growing family. Boasting two reception rooms, six bedrooms, and three bathrooms, this property provides ample room for everyone to enjoy.

Built between circa 2006, this modern home features a well-maintained walled garden that faces south, ensuring the lush lawns are bathed in sunshine all day long. Imagine relaxing in your own private oasis, away from the hustle and bustle of everyday life. A double glazed conservatory sits off the living room and flows seamlessly into these pretty gardens.

Conveniently located in a peaceful cul-de-sac within an award-winning development, this property offers a tranquil retreat while still being close to local amenities. With parking space for two vehicles plus a double garage, you'll never have to worry about finding a spot for your car after a long day.

Don't miss the opportunity to make this stunning property your new home. Embrace the comfort, space, and serenity it offers, and start creating unforgettable memories with your loved ones in this beautiful setting.



# Accommodation

## Entrance Hall

19'10" max x 9'5" max (6.05m max x 2.87m max)

## Built-in Storage

## Cloakroom W.C.

## Living Room

19'9" x 13'4" (6.02m x 4.06m)

## Conservatory

12'9" x 10'5" (3.89m x 3.18m)

## Dining Room

13'4" x 9'6" (4.06m x 2.90m)

## Kitchen/Breakfast Room

19'10" x 15'5" max to bay (6.05m x 4.70m max to bay)

## 1st Floor Landing

## Principal Bedroom

19'11" including wardrobes x 14'6" max to bay (6.07m including wardrobes x 4.42m max to bay)

## Dressing Room

8'7" x 4'0" (2.62m x 1.22m)

## En-Suite

8'6" x 6'9" (2.59m x 2.06m)

## Bedroom

16'4" x 15'9" (4.98m x 4.80m )

## Loft Hatch

## Built-in Storage

## Bedroom

13'4" x 9'5" plus wardrobes (4.06m x 2.87m plus wardrobes)

## Bathroom

8'7" x 7'5" (2.62m x 2.26m)

## Bedroom

13'6" x 9'7" (4.11m x 2.92m)

## 2nd Floor Landing

## Bedroom

12'11" x 10'11" (3.94m x 3.33m)

## En-Suite

8'9" x 2'11" (2.67m x 0.89m)



**Bedroom**

12'11" x 12'5" (3.94m x 3.78m)

**Gardens**

The walled frontage contains an array of mature shrubs and ornamental trees. Filling the borders of the neat lawn. A gated side access leads to the rear garden. This wraps around the house of 3 sides attracting the Sun throughout its journey from East to West. This makes the well kept and walled garden bathed in Sunshine throughout the day. A cluster of established ornamental trees creates some welcomed shading. Paved pathways. Garden shed. Garden tap.

**Integral Double Garage**

17'4" x 15'11" (5.28m x 4.85m)

With an up and over door, power and lighting. Wall mounted boiler. Space and plumbing for overspill appliances. Double glazed and door to rear

**Driveway**

Spaces for 2 vehicles.

**Council Tax**

Band F

**Tenure**

Freehold

**Construction Type**

cavity wall construction

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Limited Coverage: EE, O2, Vodafone & Three

**Broadband Connectivity**

Openreach and Wightfibre Networks. Up to Ultrafast s available.

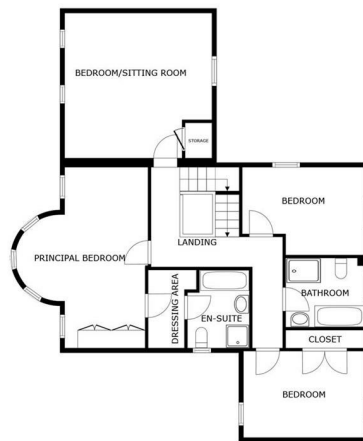
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

**Services**

Unconfirmed gas, electric, water and drainage

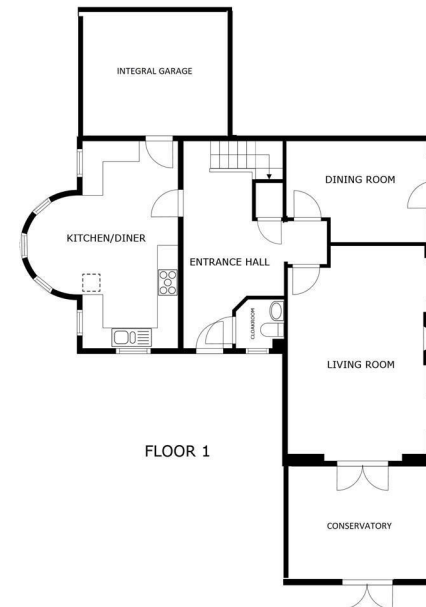
**Agents Note**

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.



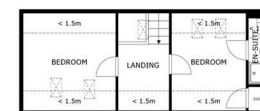
FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 80.4 sq.m. FLOOR 2 102.7 sq.m. FLOOR 3 26.2 sq.m.  
EXCLUDED AREAS : REDUCED HEADROOM 13.2 sq.m.  
TOTAL : 209.3 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 80.4 sq.m. FLOOR 2 102.7 sq.m. FLOOR 3 26.2 sq.m.  
EXCLUDED AREAS : REDUCED HEADROOM 13.2 sq.m.  
TOTAL : 209.3 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 80.4 sq.m. FLOOR 2 102.7 sq.m. FLOOR 3 26.2 sq.m.  
EXCLUDED AREAS : REDUCED HEADROOM 13.2 sq.m.  
TOTAL : 209.3 sq.m.  
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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**Viewing:** Date ..... Time .....