



- Smart Modern House Built in 2018
- 10 YEAR NEW BUILD WARRANTY from 2025
- Integral Garage & Driveway Parking for 3 to 4 Cars
- No Onward Chain
- Generous 101sqm 3 Bedroom Accommodation
- Family Bathroom, En Suite Shower Room & Cloakroom W.c
- South Facing Garden & Patio
- Twin Aspect 22'11 Lounge/Diner
- Smart Kitchen/Breakfast Room
- Well Placed for Schools & Recreation Park

17a Grange Avenue, Ryde, Isle Of Wight, PO33 3LS

£325,000



Nestled in the charming location of Ryde, this end terrace house is a true gem waiting to be discovered. Built in 2018, this property stands out as a newer, smarter, and better-equipped home among its neighbours.

Boasting two reception rooms and three bedrooms, including a luxurious en suite in the principal bedroom, this house offers a generous 1,086 sq ft of living space. The property's modern design and top energy rating make it the ideal choice for a family looking for comfort and efficiency.

One of the standout features of this house is the ample parking space available for up to 5 vehicles, a rare find in many properties. Additionally, the 10-year new build warranty starting from 2025 provides peace of mind to the new owners, ensuring quality and reliability for years to come.

Conveniently located near schools catering to all age groups, this property is perfect for families. The nearby recreation park and network of footpaths offer opportunities for outdoor activities and leisurely strolls, adding to the appeal of this wonderful home.

Don't miss out on the chance to own this modern and spacious property in Ryde, offering a comfortable lifestyle in a vibrant community.





# Accommodation

## Porch

15'3" x 4'1" max (4.65m x 1.24m max)

## Lounge/Diner

22'11" max x 12'0" max (6.99m max x 3.66m max)

## Kitchen/Breakfast Room

12'3" x 11'8" (3.73m x 3.56m)

## Cloakroom W.C.

## Landing

Access to loft via ladder

## Built-in Boiler Cupboard

## Principal Bedroom

13'5" max x 10'4" max (4.09m max x 3.15m max )

## En-Suite

## Bedroom 2

13'8" x 9'0" (4.17m x 2.74m)

## Built-in Storage

## Bedroom 3

12'1" x 9'9" (3.68m x 2.97m)

## Bathroom

8'2" x 7'8" (2.49m x 2.34m)

## Gardens

The substantial frontage is designated for parking purposes. A gated side access leads to the Sunny South facing garden. This has a lower paved patio area with a couple of steps up to the main lawn. This is fully enclosed by tree boundaries and screened from the rear by established trees. Garden tap. Garden shed.

## Integral Garage

15'9" x 8'11" (4.80m x 2.72m)

With an up and over door, power & lighting. Fitted workbench. Plasterboard and decorated walls.

## Driveway Parking

Brick paved driveway with spaces for 3 to 4 vehicles.





Loft Space

As part of the original planning permission the roof space has been partially converted. In our opinion this could be completed and a stair case added as per the plans to form an additional room quite cheaply in comparison to an extension.

Council Tax

Band C

Tenure

Freehold

Construction Type

Cavity wall build. 10 Year New Build Warranty from 2025.

Flood Risk

Very Low Risk

Mobile Coverage

Coverage: EE Limited Coverage: O2, Vodafone & Three

Broadband Connectivity

Openreach Network. Ultrafast fibre available.

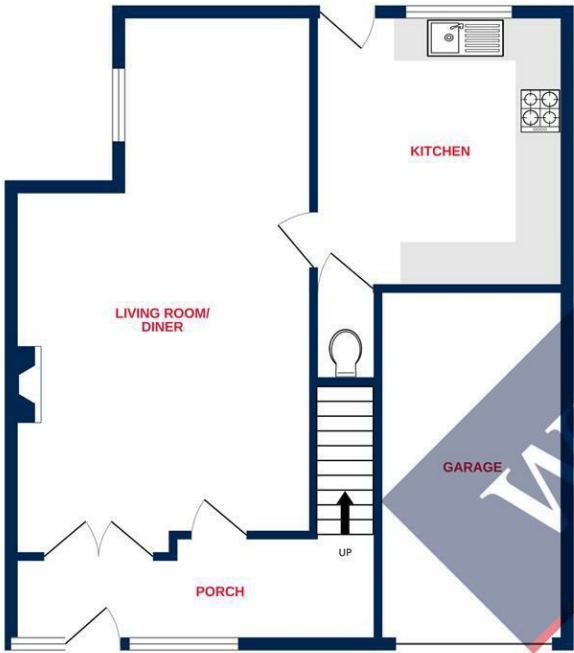
Services

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

GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

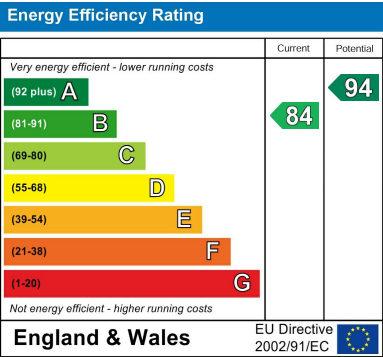


1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.

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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