



- Smart Modern Detached House Built Circa 2007
- No Onward Chain
- Lower Maintenance Gardens
- Utility Room & Cloakroom W.C
- Peaceful Residential Area
- Sizeable (17'8 x 12'3) Garage with Powered Door
- Twin Aspect 17'8 Living Room
- Comfortable 3 Bedroom 1 En Suite Accommodation
- Cleverly Designed Garden Room
- 17'8 Kitchen/Diner

28a Poundmead, Ryde, Isle Of Wight, PO33 3HH

£385,000



Nestled in the serene residential area of Haylands, Ryde, this smart modern detached house is a true gem waiting to be discovered. Built around 2007, this property boasts three bedrooms and two bathrooms, offering ample space for comfortable living.

As you step inside, you'll be greeted by a well-presented interior that exudes a sense of modern elegance. The cleverly designed garden room is a delightful addition, providing a perfect space for year-round enjoyment of the beautiful gardens that are sensibly low maintenance.

One of the standout features of this property is the larger than usual garage, complete with a powered door and convenient internal access directly into the house. Parking is a breeze with space for two vehicles, making coming home a stress-free experience.

Modern accoutrements such as en suite facilities, a cloakroom W.C, and a utility room add to the convenience and comfort of this home. Whether you're looking to relax in the tranquillity of the gardens or entertain guests in the stylish interior, this property offers a perfect blend of functionality and charm.

Don't miss the opportunity to make this house your home and experience the best of modern living in a peaceful setting.





# Accommodation

## Porch

7'8" x 3'10" (2.34m x 1.17m)

## Entrance Lobby

## Cloakroom W.C.

## Kitchen/Diner

17'8" x 15'2" (5.38m x 4.62m)

## Utility/Sun Room

9'1" x 6'10" (2.77m x 2.08m)

Door to Garage

## Living Room

17'8" x 12'0" (5.38m x 3.66m)

## Landing

Loft Access

## Built-in Storage

## Principal Bedroom

11'11" x 9'9" (3.63m x 2.97m)

## En-Suite

7'5" x 4'10" (2.26m x 1.47m)

## Bedroom 2

15'3" max x 7'10" max (4.65m max x 2.39m max)

## Bedroom 3

10'2" plus wardrobes x 7'6" (3.10m plus wardrobes x 2.29m)

## Bathroom

8'3" x 6'0" (2.51m x 1.83m)

## Garage

17'8" x 12'3" (5.38m x 3.73m)

With a powered door, power & lighting. Wall mounted boiler. Double glazed door to Utility Room.

## Driveway

Brick paved driveway with space for a vehicle.

## Garden Room

18'10" max x 15'1" max (5.74m max x 4.60m max)

A cleverly designed structure to essentially create an all weather outdoor living space. Transparent roof and wooden construction . Paved flooring. Door to courtyard garden.



**Gardens**

The Sunny South facing garden front garden is nicely enclosed as the perfect seating space for summer days. It is laid to paving and enclosed by fence and hedge-lined boundaries. Gated side access for either side leads to the courtyard and garden room. An enclosed courtyard sits to the side of the garden room.

**Council Tax**

Band D

**Tenure**

Freehold

**Construction Type**

Cavity wall construction

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Limited Coverage: Vodafone, O2, EE & Three

**Broadband Connectivity**

Wightfibre & Openreach Networks, up to Ultrafast 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 58 m<sup>2</sup>, FLOOR 2: 44 m<sup>2</sup>  
 TOTAL: 102 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 20 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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