



- Very Smart 2022 Built Detached House
- Fashionable Kitchen/Diner with Garden Access
- Views of Surrounding Countryside
- Well Placed for Buses, Shops, Appley Park & Beach

- Build Warranty Remainder
- Generous Lawned Gardens
- Triple Aspect 17'0 Lounge with Garden Access

- Comfortable 3 Bedroom 1 En Suite Accommodation
- Garage & 2 Car Parking
- Stylish Bathroom, En Suite & Cloakroom W.c.

4 Lime Tree Way, Ryde, Isle of Wight, PO33 1GB

£375,000

Nestled in the charming West Acre Park area of Ryde, this nearly new detached house, built in 2022, offers a perfect blend of modern living and natural beauty. With three well-proportioned bedrooms and two contemporary bathrooms, this home is ideal for families or those seeking extra space. The property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

Occupying a desirable corner plot, the house is complemented by a generous garden, perfect for outdoor activities or simply enjoying the lovely views towards the surrounding countryside. The economic advantages of a nearly new property are evident, as maintenance will be minimal for years to come, allowing you to enjoy your home without the worry of extensive repairs.

Parking is a breeze with space for up to three vehicles, making it convenient for families or guests. The location is particularly appealing, as it is within walking distance to local bus routes, shops, and the picturesque Appley Park, renowned for its stunning beaches.

This stylish home not only offers comfort and convenience but also the promise of a vibrant lifestyle in a beautiful setting. With the remainder of a 10-year build warranty, you can purchase with confidence, knowing that your investment is protected. This property is a rare find and is sure to attract those looking for a modern, low-maintenance home in a desirable location.



Accommodation

Entrance Hall

10'11" x 3'10" (3.33m x 1.17m)

Built-in Storage

Cloakroom W.C.

Lounge

17'0" x 14'9" max to bay (5.18m x 4.50m max to bay)

Kitchen/Diner

17'0" x 10'2" (5.18m x 3.10m)

Landing

Loft Hatch

Built-in Storage

Principal Bedroom

11'10" including wardrobes x 10'2" (3.61m including wardrobes x 3.10m)

En-Suite

8'11" x 4'6" plus recess (2.72m x 1.37m plus recess)

Bedroom 2/ Cinema Room

12'2" x 8'11" (3.71m x 2.72m)

Bedroom 3

12'2" x 7'8" (3.71m x 2.34m)

Bathroom

7'7" x 6'11" (2.31m x 2.11m)

Gardens

The lawned frontage has a paved pathway to the front door, driveway and garage. Gated side access to the generous rear garden. This too is laid to lawn and fully enclosed by fence boundaries. A paved patio and loose stone terrace combine to offer seating areas across the full width of the house access by 2 pairs of french doors. The house occupies of corner position creating a more generous plot size to the norm. Garden tap.

Garage

20'4" x 9'10" (6.20m x 3.00m)

With an up and over door, power & lighting. EV car charging point.

Driveway

The brick paved drive offers spaces for 2 vehicles



Tenure
Freehold

Council Tax
Band D

Construction Type
Cavity wall construction

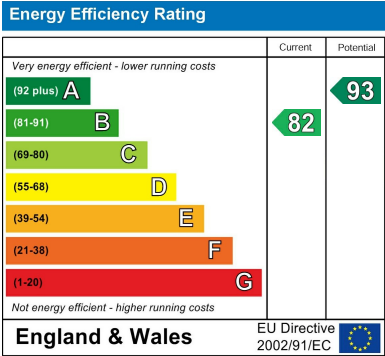
Flood Risk
Very Low Risk.

Mobile Coverage
Limited Coverage: EE, Three & O2

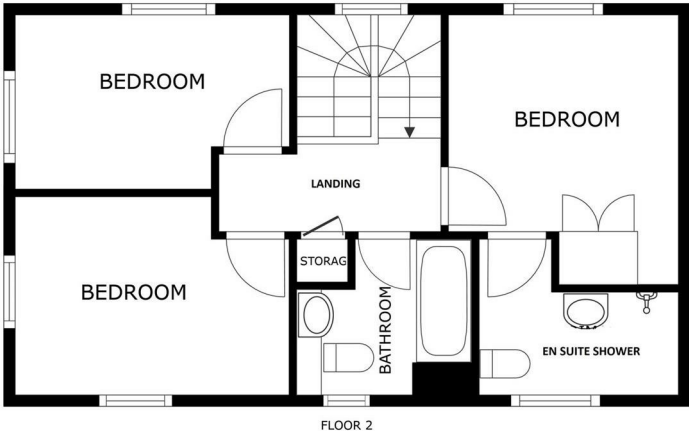
Broadband Connectivity
Openreach & Wightfibre Networks. Up to ultra fast fibre available.

Services
Unconfirmed gas, electric, mains water, drainage and broadband.

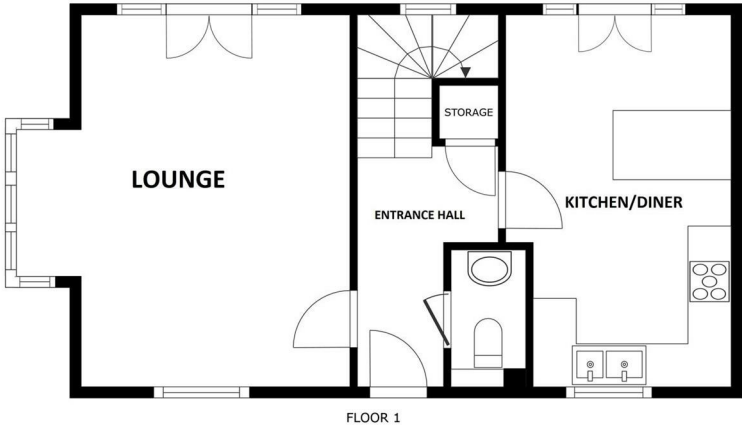
Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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.



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.



GROSS INTERNAL AREA
FLOOR 1 48.7 m² FLOOR 2 46.9 m²
TOTAL : 95.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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