



- Attractive Detached Bungalow built 2020
- Hugely Desirable Layout & Impressive Entrance Hall
- Detached Garage & Driveway Parking
- Well Placed for Local Shops, Bus Routes, Supermarket & Appley Park
- 10 Year New Build Warranty Remainder
- Stylish 18'7 Kitchen/Diner with Garden Access
- Double Glazed Conservatory Overlooking Pretty Garden
- Comfortable 2 Double Bedroom 1 En Suite Accommodation
- Level Lawned Garden With Generous Patio
- Energy Efficiency B Rating

10 Maple Leaf Avenue, Ryde, Isle of Wight, PO33 1GF

£415,000

Tucked away in the charming West Acre Park area of Ryde, this nearly new detached bungalow, built in 2020, offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a spacious central hallway that provides seamless access to all rooms, perfectly enhancing the flow of the home. The level access and single floor living provided by this property means this attractive bungalow could be a home for life.

The heart of the bungalow features a stylish kitchen/diner, ideal for both casual meals and entertaining guests. This area, along with the comfortable lounge, overlooks the delightful garden and patio, creating a serene space for relaxation and outdoor enjoyment. The two generously sized double bedrooms are thoughtfully designed, with the principal bedroom benefiting from an en suite shower room, while a well-appointed family bathroom, complete with both a bath and shower, caters to the needs of the household.

Parking is a breeze with a graveled driveway that accommodates two vehicles, leading to a generous detached garage that provides ample storage and additional parking options. This newer, easier to maintain property not only boasts modern energy efficiency but also offers a tranquil lifestyle in a sought-after location. Whether you are looking to downsize or seeking a peaceful retreat, this bungalow is a splendid choice for those desiring comfort and convenience in Ryde.



Accommodation

Entrance Hall

15'3" x 5'0" (4.65m x 1.52m)

Loft Hatch

Built-in Storage

Built-in Boiler Cupboard

Lounge

14'0" x 13'2" (4.27m x 4.01m)

Conservatory

10'2" x 8'2" (3.10m x 2.49m)

Kitchen/Diner

18'7" x 12'0" (5.66m x 3.66m)

Principal Bedroom

13'2" x 11'1" (4.01m x 3.38m)

En-Suite

10'0" x 3'11" (3.05m x 1.19m)

Bedroom 2

13'2" x 10'11" (4.01m x 3.33m)

Bathroom

13'2" max x 6'1" (4.01m max x 1.85m)

Detached Garage

20'10" x 10'3" (6.35m x 3.12m)

With an up and over door. Power & Lighting. Pitched roof. Double glazed door to rear.

Driveway

The gravelled driveway offers spaces for 2 vehicles.

Gardens

The pretty hedge-lined frontage is pleasant contrast to the brick facade. It is laid to lawn and has paved pathways. Gated side access to the rear, West facing garden. This is well screened from its fence boundaries and stone built reclaiming wall. The lawned garden is framed by a colourful array of shrubs and plants. A paved patio sits along the rear of the property seamlessly accessed from the rear of the kitchen/diner and conservatory. Garden tap. External socket. Garden shed.



Council Tax
Band D

Tenure
Freehold

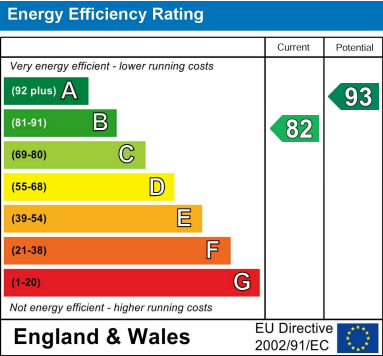
Flood Risk
Very Low Risk

Mobile Coverage
Coverage Includes: EE, O2, Three & Vodafone

Broadband Connectivity
Openreach & Wightfibre 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.



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