



- Tucked Away in Quiet Cul de Sac
- Smart Modern Kitchen/Diner Accessing Garden
- Sunny South Facing Garden
- D/Glazing & Gas C/Heating
- Comfortable 3 Bedroom Accommodation
- Upstairs Bathroom & Downstairs Shower Room
- Well Placed for Local Shops, Buses & Park
- Garage (see notes) & 2 to 3 Car Driveway Parking
- Generous 14'10 Twin Aspect Lounge
- Handy Utility Room

8 Elm Close, Ryde, PO33 1ED

£295,000

Positioned in a quiet cul-de-sac in Elmfield, Ryde, this charming semi-detached house offers a delightful family home with ample space and modern conveniences. Spanning an impressive 1,270 square feet, the property boasts two inviting reception rooms, three well-proportioned bedrooms, and two bathrooms, making it ideal for family living.

The comfortable lounge benefits from a twin aspect, allowing natural light to flood the space, creating a warm and welcoming atmosphere. At the rear, the cleverly designed kitchen/diner provides a perfect setting for family meals and entertaining, seamlessly connecting to a sunny south-facing garden, where you can enjoy outdoor relaxation and play.

The ground floor features a convenient shower room, while the upstairs bathroom ensures that family routines are well accommodated. Additionally, a utility room serves as a practical space for washing up after enjoying the garden, enhancing the functionality of the home.

Parking is a breeze with space for up to 3 to 4 vehicles in total, including a driveway that can accommodate three. The garage has been partially converted to create a versatile work-from-home office, catering to the needs of modern living.

This property is ideally situated within easy reach of a local school, two shops, bus routes, and a picturesque tree-lined park, making it a perfect choice for families seeking both comfort and convenience. With its appealing features and prime location, this semi-detached house is a wonderful opportunity not to be missed.



Accommodation

Porch

Entrance Hall

9'8" max x 7'2" max (2.95m max x 2.18m max)

Built-in Storage

Lounge

14'10" x 12'5" (4.52m x 3.78m)

Kitchen/Diner

20'0" max x 11'9" max (6.10m max x 3.58m max)

'L' Shaped

Utility Room

9'10" max x 7'4" max (3.00m max x 2.24m max)

'L' Shaped

Shower Room

5'8" x 4'2" (1.73m x 1.27m)

Landing

Loft Hatch

Built-in Storage

Bedroom 1

13'3" x 12'6" including wardrobes (4.04m x 3.81m including wardrobes)

Bedroom 2

12'7" x 10'1" (3.84m x 3.07m)

Bedroom 3

9'10" max x 7'2" max plus wardrobes (3.00m max x 2.18m max plus wardrobes)

'L' Shaped

Bathroom

7'1" x 5'5" (2.16m x 1.65m)

Gardens

The well screened frontage is mainly laid to lawn and framed by established hedge-lined boundaries. A gated side access leads to the Southerly facing garden. This is laid to lawn and fully enclosed by fence and wall boundaries. A private patio area sits off the kitchen/diner.



Detached Garage

18'1 x 9'11 (5.51m x 3.02m)

With an up and over door, power & lighting. Double glazed window to side. The internal space is currently partitioned to create a work from home office. Pedestrian double glazed door to side. The interior is subdivided into (9'11 x 9'10) storage & (9'5 x 8'3) office.

Driveway Parking

Spaces for 2-3 vehicles.

Tenure

Freehold

Council Tax

Band C

Flood Risk

Very Low Risk

Construction Type

Mock stone elevations. Cavity walls.

Mobile Coverage

Coverage Includes: EE, Three, O2 & Vodafone

Broadband Connectivity

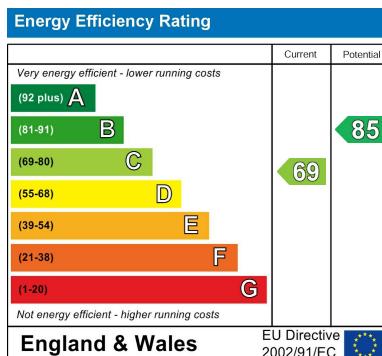
Openreach & Wightfibre Networks. Upto Ultrafast available.

Services

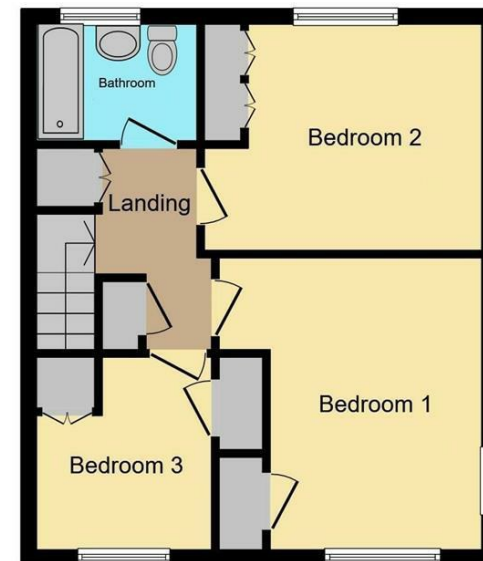
Unconfirmed gas, water, drainage and electric.

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.



Ground Floor



First Floor

Total floor area 97.5 m² (1,049 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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