

SPENCE WILLARD



13 Spencer Park, Ryde House Drive Ryde, Isle of Wight

Beautiful new semi-detached home built in an idyllic setting overlooking Ryde Golf Course and moments from the beach and town centre

VIEWING

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Spencer Park

Spencer Park comprises a range of luxurious new homes, built in an idyllic setting overlooking Ryde Golf Course and moments from the beach. An exclusive development of just 33 homes including 3, 4 and 5 bedroom houses, set in 2 acres of stunning woodland, making fabulous use of the generous space available.

The development benefits from being in a sought-after location close to the beach and a short walk to Ryde School off Spencer Road. Ryde also has the largest sand beach on the Island, popular for swimmers and kite surfers. Appley beach is also nearby which host a number of international beach sport events including football and rugby. The marinas of Fishbourne and Bembridge are less than 7 miles away, while the picturesque village of Seaview with its extensive moorings and vibrant yacht club is a pleasant walk, run or cycle along the beach.

Developers Specification

Timber framed construction with Audley antique brick finish with Cedral cladding and natural slate roof. White sliding sash windows set within precast stone plinths. Gravel access drives, paved patio areas and landscaped gardens. All properties come with a 10-year LABC.

Shaker style kitchen units with worktops. Integrated dishwasher, double oven, hob, stainless steel extractor canopy. Designer bathrooms with porcelain floor tiles and showers, with chrome dual fuel towel rails. Low level night guide lighting in ensuite bathrooms LED lighting throughout the ground floors, Satellite and aerial TV wiring preparation, Wight fibre high speed broadband. Gas fired under floor heating on the ground floors. Timber effect luxury vinyl LVT flooring, staircases with softwood stringers and hardwood square profile balustrades, Luxury design carpets.

ACCOMMODATION

ENTRANCE HALL A light and spacious entrance hall with ample room for coats and boot storage. Understairs storage cupboard.

KITCHEN/DINING/LIVING AREA - Howdens Clerkenwell style kitchen units with laminate worktops. Integrated dishwasher, double oven, induction hob, stainless steel extractor canopy. Spacious open plan living area with bi-folding doors out onto the garden.

UTILITY ROOM - Room for washing machine & dryer. Ample storage units, single bowl sink and draining board. Valiant boiler housed in the utility room. Access out onto the garden.

CLOAKROOM - WC with wash basin. Large storage cupboard

FIRST FLOOR

LANDING Light and spacious landing with access through to all three bedrooms & bathroom.

BEDROOM ONE Large double bedroom. Northwest elevation with ample space for free standing wardrobes. Access through to.

ENSUITE SHOWER ROOM Walk in shower with glazed screen, bath, wash hand basin and WC.

ENSUITE DRESSING ROOM Ample room for free standing or built in wardrobes.

BEDROOM TWO A further good size double bedroom, southeast elevation with views out over the garden. Ample space for free standing wardrobe.

BEDROOM THREE - Large single bedroom with views out over the garden.

BATHROOM Spacious walk in shower with glazed screen. Wash hand basin and WC.

OUTSIDE Gravelled driveway with off road parking. Enclosed southeast facing garden with patio area.

SERVICES Mains electricity, water and drainage. Heating is provided by a gas fired boiler and delivered via radiators and underfloor heating on the ground floor. Wightfibre and BT connections will be made available. Power supply for car chargers will be provided.

ESTATE CHARGES £686.32 pa

DEPOSIT - £5000 non-refundable deposit

EPC B

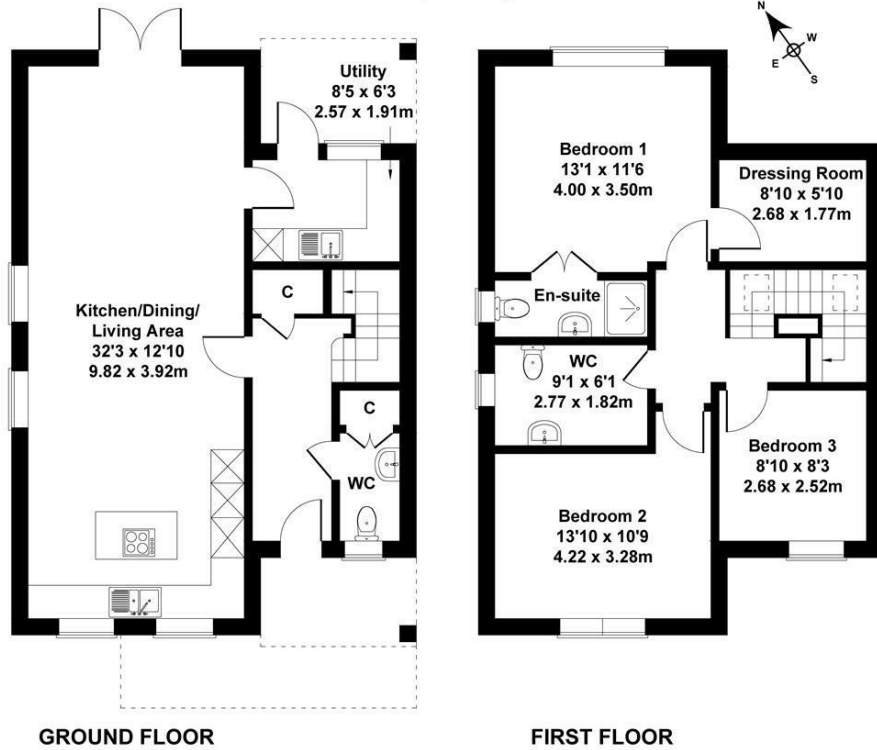
TENURE Freehold

POSTCODE PO33 3FF

VIEWINGS All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.

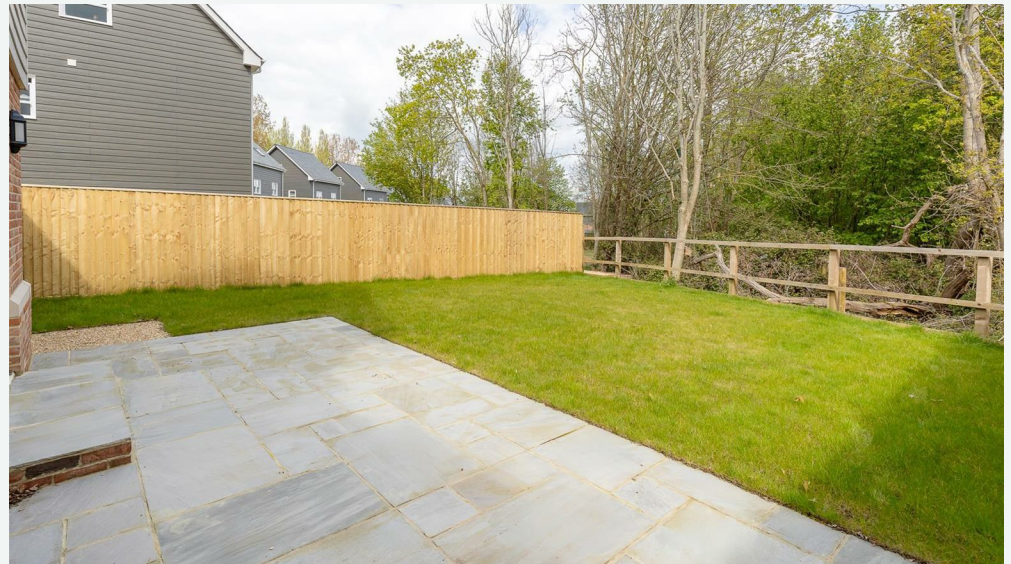


13 Spencer Park,
Approximate Gross Internal Area
1216 sq ft - 113 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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