



- Substantial Extended & Remodeled Semi Detached House
- Generous 23'7 Lounge/Diner
- Large 25'11 Sunny D/Glazed Conservatory
- Flexible Layout and/or Income Potential
- Comfortable 5 Bedroom Accommodation
- Total of 3 Bathrooms
- South Facing Garden
- 1 Bedroom Annex or Additional Overspill Accommodation
- Parking for Three
- Peaceful Cul de Sac Position

22 Elm Close, Ryde, Isle Of Wight, PO33 1ED

**£450,000**

Situated in a tranquil corner of a cul de sac in the sought-after Elmfield suburb of Ryde, this substantial detached family home offers an exceptional blend of space, comfort, and versatility. Built between in the 1960's, the property has been thoughtfully extended and remodeled to create a welcoming environment for modern living.

With two reception rooms, this home provides ample space for family gatherings and entertaining guests. The generous layout includes five well-proportioned bedrooms, ensuring that everyone has their own private retreat. The two bathrooms add convenience for busy family life, making morning routines a breeze.

One of the standout features of this property is the cleverly designed one-bedroom annex. This space is perfect for accommodating extended family members or could serve as a source of income through rental opportunities. Whether you have a large family, work from home, or simply desire extra space, this home caters to a variety of needs.

Outside, there is parking available for up to three vehicles, a valuable asset in this desirable area. The local amenities are within easy reach, including a school, park, two shops, a public house, and a petrol station. For those who enjoy the outdoors, the beach and a major supermarket are just a short distance away, enhancing the appeal of this location.

In summary, this impressive family home in Elmfield, Ryde, is a rare find, offering flexibility, comfort, and convenience in a peaceful setting. It is an ideal choice for those seeking a spacious residence that can adapt to their lifestyle needs.



# Accommodation

## Porch

6'10 x 5'4 (2.08m x 1.63m)

## Entrance Hall

9'8 x 7'3 (2.95m x 2.21m)

## Lounge/Diner

23'7 max x 12'5 max (7.19m max x 3.78m max)

## Kitchen

23'2 max x 9'8 max (7.06m max x 2.95m max)

## Conservatory

25'11 max x 11'11 max (7.90m max x 3.63m max)

## Annex / Additional Accommodation

Accessible internally from main house or via separate external entrance.

## Lounge

12'1 x 9'9 (3.68m x 2.97m)

## Bedroom

12'9 x 12'0 (3.89m x 3.66m)

Dimensions include en suite

## En Suite Shower Room

## Kitchen/Diner

18'11 x 7'9 (5.77m x 2.36m)

## Courtyard Garden

Sectioned off from main garden and private to the annex

## Landing

Loft hatch

## Built in Airing Cupboard

## Bedroom 1

13'1 x 10'7 plus wardrobes (3.99m x 3.23m plus wardrobes)

## Bedroom 2

12'1 x 9'4 (3.68m x 2.84m)

## Bedroom 3

12'2 x 8'8 (3.71m x 2.64m)

## Bathroom

7'1 x 5'9 (2.16m x 1.75m)

## Bedroom 4

12'6 x 7'3 (3.81m x 2.21m)



**Bedroom 5**  
9'8 max x 7'2 max plus wardrobes (2.95m max x 2.18m max plus wardrobes)  
'L' Shaped

**Shower Room**  
8'0 x 4'0 (2.44m x 1.22m)

**Gardens**  
Cluster of ornamental trees sits to one corner of the hard landscaped frontage designed to maximise parking options. To the rear the garden is mostly laid to lawn and screened to rear by mature trees. The garden faces south with two patio areas attracting the sun late into the evening. There is a two handy garden sheds for storage. Garden tap. A private courtyard area has been screened off for the sole use of the annex. A raised flower bed sits to one side of the garden.

**Parking**  
Space for three vehicles

**Council Tax**  
Band D

**Tenure**  
Freehold

**Solar Panels**  
These are part of a rent-a-roof scheme with the lease expiring in 2037. The panels help subsidise utility costs supplying free electric on suitably sunny days.

**Flood Risk**  
Very Low Risk

**Mobile Coverage**  
Coverage includes EE, O2, Vodafone & Three

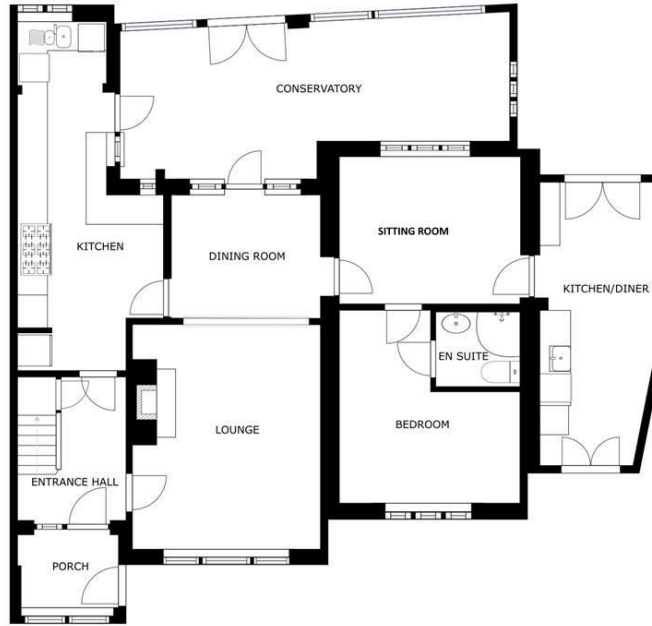
**Broadband Connectivity**  
Up to Ultrafast Fibre available

**Construction Type**  
Mock stone elevations. Concrete tile roof. Cavity walls.

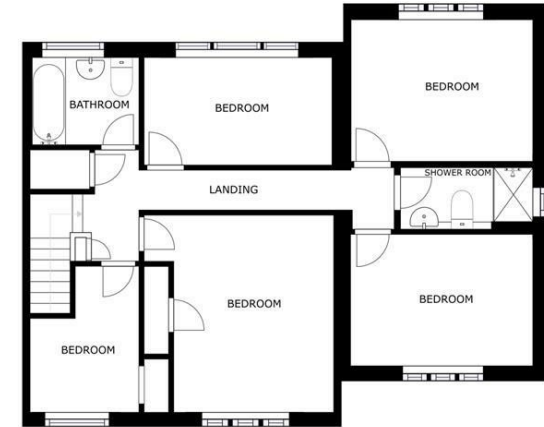
**Services**  
Unconfirmed gas, electric, water and drainage.

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROSS INTERNAL AREA  
FLOOR 1: 1325 sq ft, FLOOR 2: 840 sq ft  
EXCLUDED AREAS: PORCH: 39 sq ft  
TOTAL: 2165 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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PROTECTED

**Viewing:** Date ..... Time .....

**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.