



- Stunning 2018 Built Semi Detached Home
- 14'10 Lounge with Fireplace
- Stunning 16'10 Kitchen/Dining Space
- Interesting Sea view to Rear

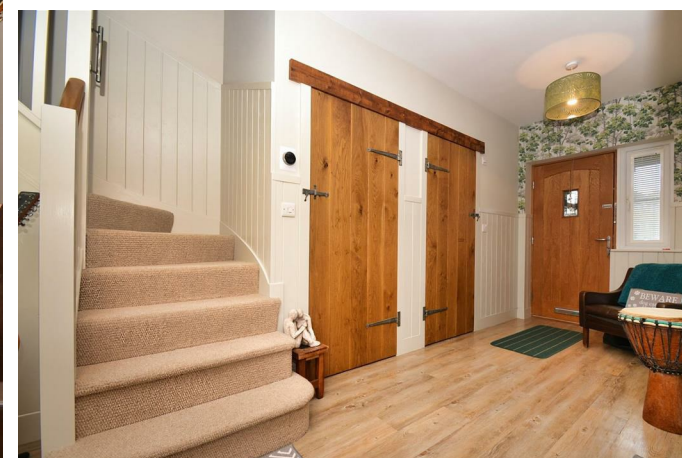
- Comfortable 3 Bedroom - 1 En suite Accommodation
- PARKING for Two at Rear
- Impressive Entrance Hall with Storage & Cloakroom

- Wonderful Property Design & Detailing
- Pretty Landscaped Gardens
- Beautifully Presented Interior

2 Gassiot Green Road, Ryde, PO33 1FQ

£455,000

This wonderfully detailed semi detached home has an immaculate interior worthy of the most discerning of buyers. It is part of a small select cluster of equally impressive houses overlooking Gassiot Green which makes for an appealing outlook from all forward facing windows and leaves a surprisingly good view of the sea to the rear. This house was built in 2018 with striking external features paying homage to the school which once stood on this site. The stone built facade with sand brick quoins, clay peg tile roof, pointed arch casement windows and ornate ridge tiles make for a stunning and hugely characterful appearance. The contrasting interior leans towards a more contemporary finish particularly notable in the stunning kitchen/diner topped with granite work tops. The accommodation is attractively designed over two storeys with the ground floor providing a comfortable lounge with a fireplace focal point and a stylish open plan kitchen & dining space as the heart of the home. A generous utility room off the kitchen/diner makes for a helpful addition to the property. Up to the first floor and there are three double bedrooms including an en suite to choose from plus a family bathroom for all to use. The brick paved parking area to the rear offers spaces for two cars and both the patio and pathways are paved to match. It is positioned in Elmfield, a popular suburb of Ryde towards the eastern reaches of the town. Elmfield has a real community feel and outside of the main town of Ryde has the best consolidation of facilities including convenience stores, petrol stations, a sub post office, a public house, a major supermarket and several main bus routes. There are various schools in the area within walking distance for the most part and just a short bus/car journey to others.



# Accommodation

## Porch

## Entrance Hall

18'11 x 5'11 (5.77m x 1.80m)

## Built in Cloaks Cupboard

## Cloakroom w/c

## Lounge

14'10 x 12'7 (4.52m x 3.84m)

## Kitchen/Diner

16'10 x 12'7 (5.13m x 3.84m)

## Utility Room

9'10 x 9'4 (3.00m x 2.84m)

## Landing

Loft access.

## Built in Storage

## Principle Bedroom

14'7 x 12'7 (4.45m x 3.84m)

## En-Suite

6'6 x 4'4 (1.98m x 1.32m)

## Bedroom 2

13'3 plus wardrobes x 12'7 (4.04m plus wardrobes x 3.84m)

## Bedroom 3

10'9 x 9'10 (3.28m x 3.00m)

## Bathroom

9'10 x 9'4 max (3.00m x 2.84m max)

## Built in Under Eaves Storage

## Parking

The hardstand is laid to grey brick paviours and offers spaces for 2 vehicles situated to the rear of the property within the private close. Residents will pay £200 per year to ensure road is maintained appropriately.

## Freehold Tenure



**Gardens**

The frontage is filled with an array of hardy shrubs to good affect. Slate grey paved pathways to front door and to rear garden. This has been neatly landscaped with a range of borders and raised beds populated with a tasteful selection of shrubs and plants. The beautifully designed garden has brick paved pathways and patio areas throughout. Close boarded fences with concrete posts and gravel boards enclose the garden. A substantial slate grey paved patio runs the full width of the property offering the obvious seating/bbq area. Central pergola covered seating area. Garden tap. External socket. Garden shed. Gated rear access to parking.

**Council Tax**

BAND D

**Construction Type**

Brick and stone elevations. Clay peg-tile roof. Cavity walls

**Flood Risk**

Very Low Risk

**Broadband Connectivity**

Up to Ultrafast fibre available

**Mobile Coverage**

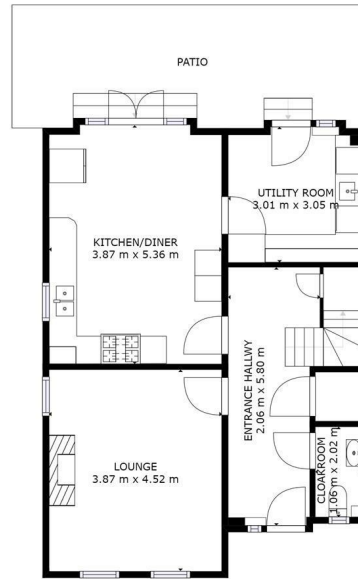
Coverage includes EE, O2, Three and Vodafone

**Services**

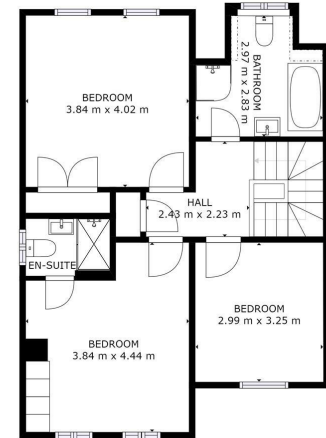
Unconfirmed gas, electric, telephone, mains water, drainage and broadband.

**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.

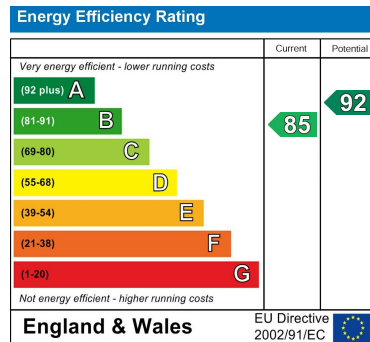


GROSS INTERNAL AREA  
FLOOR 1: 66 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
EXCLUDED AREAS: -, REDUCED HEADROOM BELOW 1.5M: 0 m<sup>2</sup>  
TOTAL: 129 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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FLOOR 1



FLOOR 2



187 High Street, Ryde, Isle of Wight, PO33 2PN  
 Phone: 01983 611511  
 Email: ryde@wright-iw.co.uk

naea propertymark PROTECTED  
 The Property Ombudsman

**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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100