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wright
estate agency



- Stunning 2019 Built Semi Detached House
- Quiet, Tucked Away Position
- Comfortable 3 Bedroom 1 En Suite Accommodation
- Stunning Kitchen/Diner with Roof Lantern
- 18'2 Bay Window Lounge with Open Fire
- Parking for Two Cars
- Well Cared for Pretty Gardens
- Far Reaching Sea View
- Generous Entrance Hall
- Utility Room & Separate Cloakroom W.c

1 Gassiot Place, Ryde, PO33 1DN

£399,950

Situated in the charming area of Elmfield, Ryde, this stunning semi-detached house, built in 2019, offers a delightful blend of modern living and Victorian architectural charm. Spanning an impressive 1,237 square feet, this property is thoughtfully designed to provide both comfort and style.

As you enter, you are greeted by a beautifully presented interior that features an expansive open plan living, kitchen, and dining area. This impressive space is enhanced by a striking glazed lantern roof, allowing natural light to flood the room, creating a warm and inviting atmosphere. The layout is perfect for both entertaining guests and enjoying quiet family evenings.

The property boasts three well-proportioned bedrooms, providing ample space for family or guests. With two modern bathrooms and a convenient downstairs cloakroom, this home is designed for practicality and ease of living. Additionally, a useful utility room adds to the functionality of the space, making daily chores a breeze.

Positioned thoughtfully at the rear of the development, this home enjoys a peaceful setting, away from the hustle and bustle of passing traffic and non-resident pedestrians. The property also offers parking for two vehicles, ensuring convenience for you and your guests.

One of the standout features of this home is the sea view from the upper floor, which extends all the way to the mainland. Imagine watching passing cruise ships and ferries from the comfort of your own home.

This semi-detached house in Elmfield is not just a property; it is a lifestyle choice, offering a perfect blend of modern amenities and picturesque surroundings. Whether you are looking for a family home or a tranquil retreat, this residence is sure to impress.







Accommodation

Entrance Hall
13'1" x 6'1" (3.99m x 1.85m)

Cloakroom W.C.
6'1" x 4'4" (1.85m x 1.32m)

Open Plan Kitchen/Dining/Sitting
19'8" max x 18'6" max (5.99m max x 5.64m max)
'L' Shaped

Utility Room
6'1" x 4'6" (1.85m x 1.37m)

Lounge
18'2" max to bay x 12'0" (5.54m max to bay x 3.66m)

Landing
Loft Access

Built-in Linen Cupboard

Principal Bedroom
15'7" max to bay x 12'1" (4.75m max to bay x 3.68m)

En Suite Shower
6'0" x 5'2" (1.83m x 1.57m)

Bedroom 2
11'5" x 9'0" (3.48m x 2.74m)

Bedroom 3
11'3" x 9'2" (3.43m x 2.79m)

Bathroom
7'6" x 5'11" (2.29m x 1.80m)

Gardens
The frontage is neatly laid to gravel framed by established shrubs. Paved pathway. Gated side access to rear garden. This has been tastefully landscaped to include an array of established shrubs to its beds and borders. A brick paved area is edged by raised beds and has a central shrub bed. A pergola covered paved seating space enjoys a feeling of privacy. A paved patios its off the kitchen/diner access from its double doors. To the far end is a lawn, home to the garden shed, greenhouse and a raised vegetable bed. External lighting. External socket. Garden tap.

Parking
The brick paved driveway offers spaces for 2 vehicles.







Tenure
Freehold

Council Tax
Band C

Flood Risk
Very Low Risk

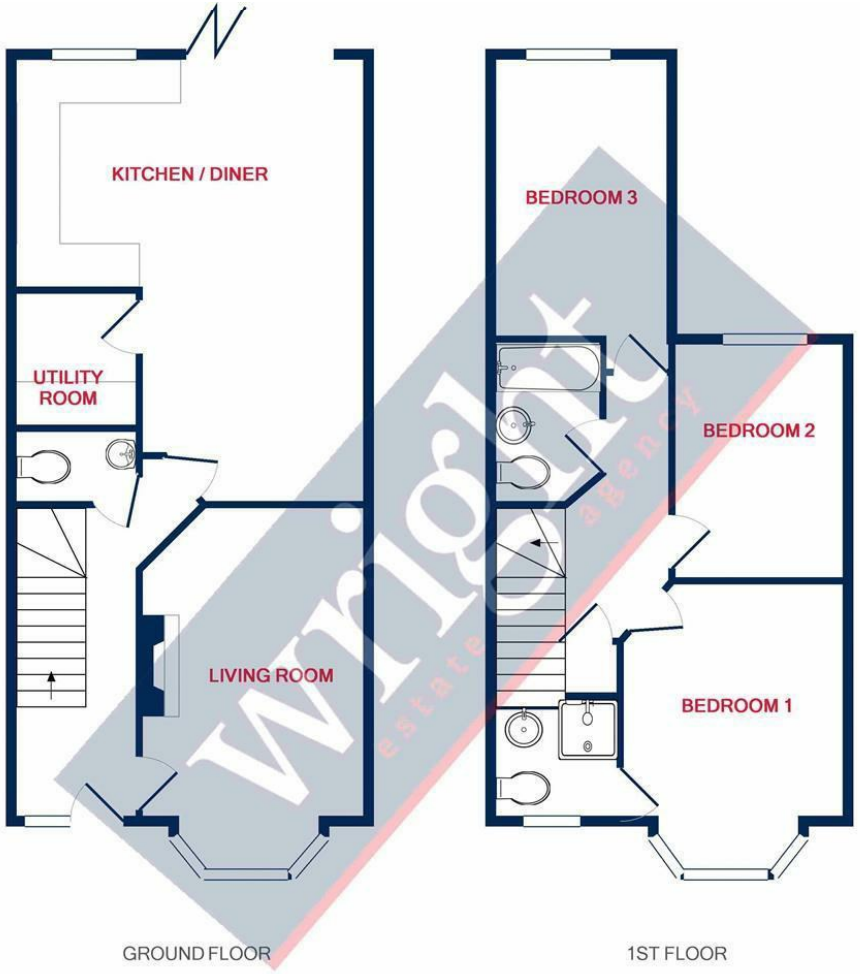
Construction Type
Brick elevations. Slate roof. Cavity walls.

Mobile Coverage
Limited Coverage: EE, O2 & Vodafone

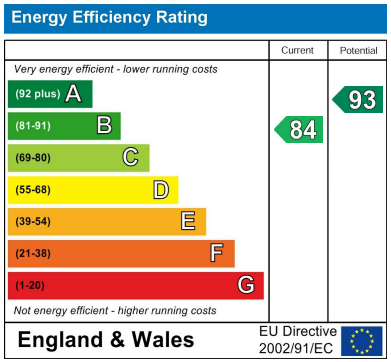
Broadband Connectivity
Openreach Network. Up to Ultrafast available.

Services
Unconfirmed gas, electric, mains 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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