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wright
estate agency

- No Onward Chain
- Beautifully Presented circa 2001 Detached House
- Comfortable 4 to 5 Bedroom 1 En Suite Accommodation
- Well Tended Wrap-Around Lawned Gardens
- Driveway Parking for Four Vehicles
- Generous 22'5 Triple Aspect Lounge
- Stylish Conservatory connecting to Sun Deck
- 22'6 Kitchen/Diner Plus Adjacent Utility Room
- Well Placed for Local Amenities
- Gas C/Heating & D/Glazing

9 Coppice End, Ryde, Isle of Wight, PO33 1QN

£450,000

Situated in the charming Bullen Village, this beautifully presented detached family home offers a perfect blend of comfort and style. Spanning an impressive 1,689 square feet, the property boasts two smart reception rooms, four to five well-appointed bedrooms, and two modern bathrooms, making it an ideal choice for families seeking ample living space.

Constructed circa 2001, this home is situated in a peaceful cul-de-sac within the popular suburb of Elmfield, just to the east of the picturesque coastal town of Ryde. Its corner position enhances the sense of privacy, with delightful lawned gardens that gracefully wrap around two sides of the house. The tree-lined gardens provide a serene backdrop, while an extensive sun deck invites you to bask in the sunshine and enjoy outdoor gatherings.

A notable feature of this property is the conservatory, which has been thoughtfully added to the rear, creating a seamless connection between the lounge and the garden. This space is perfect for relaxation or entertaining, allowing natural light to flood in and offering lovely views of the surrounding greenery.

For those with vehicles, the property offers convenient driveway parking on either side, accommodating at least four vehicles. This feature adds to the practicality of the home, ensuring that parking is never a concern.

In summary, this delightful family home in Bullen Village presents an excellent opportunity for those seeking a well-maintained property in a desirable location. With its generous living spaces, beautiful gardens, and convenient parking, it is sure to appeal to a wide range of buyers.

Accommodation

Entrance Hall
10'9" max x 9'7" max (3.28m max x 2.92m max)

Built-in Storage

Lounge
22'5" x 12'11" (6.83m x 3.94m)

Kitchen/Diner
22'6" x 8'4" (6.86m x 2.54m)

Utility Room
8'4" x 6'1" (2.54m x 1.85m)

Cloakroom W.C.

Conservatory
26'10" max x 8'11" (8.18m max x 2.72m)
'L' Shaped

Bedroom 5
9'11" x 7'8" (3.02m x 2.34m)

Snug/Study
9'11" x 7'8" (3.02m x 2.34m)

Landing

Principal Bedroom
12'1" including wardrobes x 11'9" (3.68m including wardrobes x 3.58m)

En Suite
8'4" x 2'11" (2.54m x 0.89m)

Bedroom 2
11'9" including wardrobes x 9'2" (3.58m including wardrobes x 2.79m)

Bedroom 3
10'3" x 9'8" including wardrobes (3.12m x 2.95m including wardrobes)

Bedroom 4
8'10" x 7'5" (2.69m x 2.26m)

Family Bathroom
8'5" x 6'4" (2.57m x 1.93m)

Driveway
Driveway parking for 4 vehicles.

Former Garage
Converted to form bedroom 5 and the snug.

Electric Car Charging Point
To side of driveway

Gardens
The walled frontage contains a variety of colourful plants and shrubs. Pathway to portico entrance. Gated side access to main garden. This neatly lawned garden sweeps around the side and rear of the property. Mature trees and hedges line its fence boundaries creating a pleasant backdrop and welcomed screening. A sizeable sun deck sits off the conservatory offering the perfect space for al fresco dining and sunbathing. A rope ballustrade edges the sun deck. Garden tap to front & rear.

Tenure
Freehold

Council Tax
Band E

Flood Risk
Very Low Risk

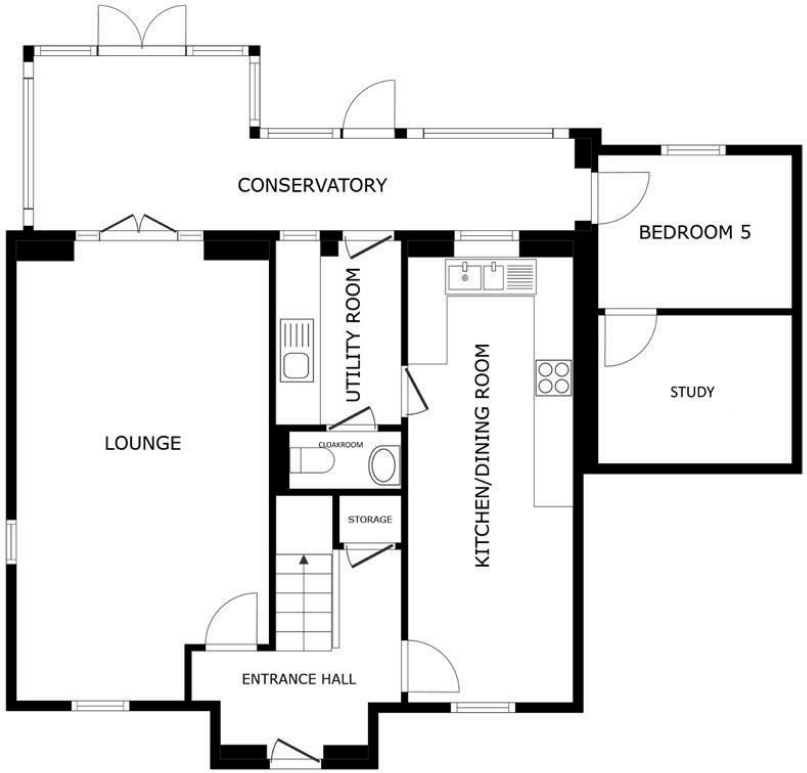
Construction Type
Stone elevations with decorative quoins. Tiled roof. Cavity walls.

Mobile Coverage
Coverage Includes: O2 & Vodafone

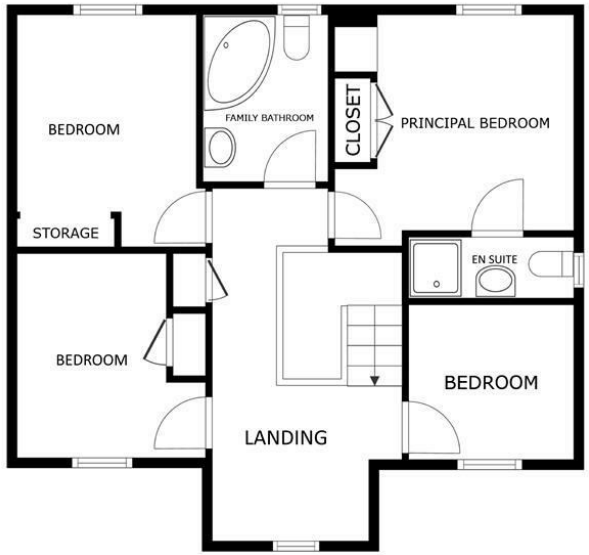
Broadband Connectivity
Openreach & Wightfibre Networks up to Ultrafast available.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



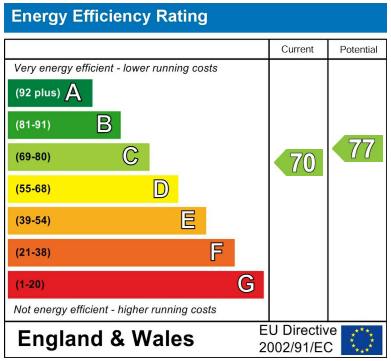
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 95.7 m² FLOOR 2 61.3 m²
TOTAL : 157.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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The Property Ombudsman

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