

SPENCE WILLARD



21 Ryde House Drive, Ryde, PO33 3FF

A beautifully presented family home, recently built with the balance of a 10 year new build warranty, landscaped gardens and a versatile outdoor office or annexe.

VIEWING

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21 Ryde House Drive was constructed in 2020 within the 'Spencer Park' development. Set backing onto protected woodland, the situation is peaceful and private yet particularly convenient for Ryde School, ferry links, beaches and walks. The semi detached house offers spacious and beautifully presented accommodation extending to three bedrooms and two bathrooms, including an ensuite to the principal bedroom which also has a dressing room. The open plan reception space is ideal for entertaining and opens to the gardens, which have been designed and landscaped, ideal for the family and offering relatively low maintenance, overlooking woodland beyond the back fence. There are also woodland walks available from the back gate. An insulated garden office/annexe offers extra space or accommodation but currently provides a home office and gym. These attractive new houses come with the balance of a 10 year LABC insurance backed warranty, an impressive B rated efficiency, and modern finishing touches and specification including underfloor heating on the ground floor and quality materials including Audley antique brick elevations and Cedral cladding under a natural slate tile roof.

Spencer Park comprises a range of luxurious new homes, built in an idyllic setting overlooking Ryde Golf Course, moments from the beach. An exclusive development of desirable 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 sandy 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.

Accommodation

Entrance

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

Open Plan

Kitchen Dining Room Howdens Clerkenwell style kitchen units with laminate worktops. Integrated dishwasher, double oven, induction hob, stainless steel extractor canopy. Spacious open plan living area with french doors out onto the garden.

Utility Room

Space and plumbing for a washing machine and dryer. Ample storage units, single bowl sink and draining board.

Cloakroom / W.C.

First Floor

Stairs rise with bespoke hand carved but matching child/pet stair gates (top and bottom) to a light and spacious landing. The first floor incorporates three bedrooms, two of which are large doubles, and two bathrooms. Bedroom 1 has integrated

wardrobes and benefits from an ensuite shower room with walk in shower, wash basin and W.C., while there is also a dressing room with garden outlook and built in wardrobes. Bedroom 2 is a further good size double bedroom, while Bedroom 3 is a large single bedroom with outlook to the front aspect.

The family bathroom is spacious with panelled bath with shower over, heated towel rail, vanity unit wash basin and W.C.

Outside

Set back from the road in the corner of this quiet part of the development and backing onto mature woodland, the house benefits from a gravelled driveway with parking for two cars and space for a third across the front. There is side access to the garden, which has been landscaped with a raised sleeper bed of laurel hedging bordering a level garden that has been treated with hard wearing and low maintenance artificial grass. There is also a deck, covered veranda over the back door and a rear gate accessing the pathway into the woods.

Home Office / Annexe

Installed by the current owner, this excellent addition provides a versatile space which is insulated and has power, lighting and internet and bi-folding doors. Currently arranged as a home office, there is also a sofa bed providing overspill accommodation. 9ft x 11ft.

Services

Mains electricity, water and drainage. Heating is provided by a gas fired boiler located in the dressing room and delivered via radiators and underfloor heating on the ground floor.

Tenure

The property is offered freehold. The communal areas are managed by ERM, for which there is an annual maintenance charge of £450. There is a covenant restricting caravans from being stored on the development.

Council Tax

Band: E

EPC Rating

B

Postcode

PO33 3FF

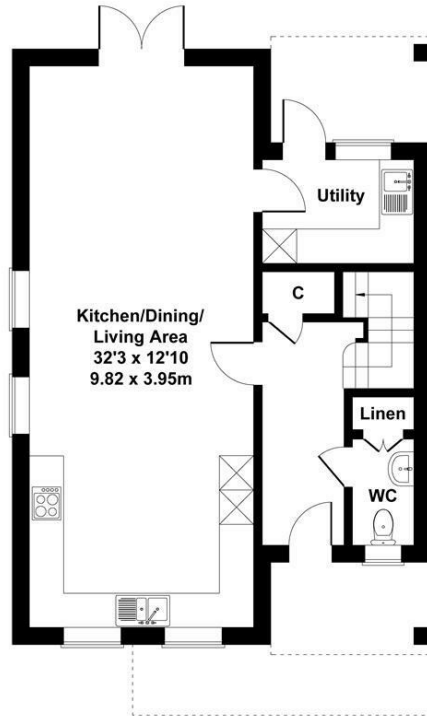
Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.

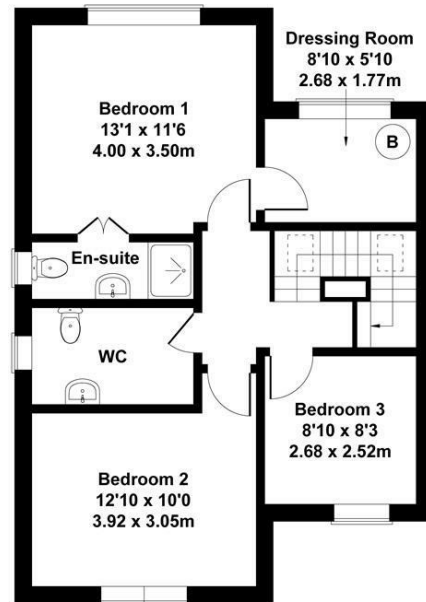


21 Ryde House Drive

Approximate Gross Internal Area
1216 sq ft - 113 sq m



GROUND FLOOR



FIRST FLOOR

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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