



- No Onward Chain
- Generous 20'5 Bay Window Lounge
- Sunny West Facing Garden & Patio
- Well Placed for Local School & Bus Route
- Well Presented Modern Detached House
- Separate Dining Room with Garden Access
- Welcoming & Spacious Entrance Hall
- Comfortable 4 Bedroom - 1 En Suite Accommodation
- Garage & Driveway Parking
- Family Bathroom, En Suite Shower & Cloakroom W.C

13 Woodland View, Ryde, PO33 2DG

£399,950

Nestled in the charming area of Ashey, Ryde, this delightful detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,135 square feet not including the garage, the property boasts a well-presented interior that is sure to impress. With four spacious bedrooms and two bathrooms, including an en suite shower room, this home is ideal for families seeking both space and convenience.

The generous lounge is a standout feature, enhanced by flowing directly into the separate dining room, creating an inviting atmosphere for entertaining guests or enjoying family meals. Sliding patio doors from the dining room flow seamlessly in to the rear garden and flood the room with natural light. This sunny west-facing garden provides a lovely outdoor space, perfect for relaxation and play, while the property is tucked away in a peaceful cul de sac development, ensuring a quieter lifestyle.

Parking is a breeze with space for up to three vehicles, making it easy for families with multiple cars. The location is particularly advantageous, being well-placed for local schools and bus routes, which adds to the appeal for families with children. Despite its tranquil setting, the home is just a short drive from the town centre and local amenities, offering the best of both worlds.

This modern detached house, built in the early 2000's, is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a contemporary home. Don't miss the chance to make this lovely property your own.



Accommodation

Entrance Hall

Cloakroom W.C.

Built-in Storage

Lounge

20'5" max to bay x 11'7" (6.22m max to bay x 3.53m)

Dining Room

11'7" x 9'7" (3.53m x 2.92m)

Kitchen

11'6" x 8'7" (3.51m x 2.62m)

Landing

Loft Hatch

Built-in Airing Cupboard

Principal Bedroom

12'6" x 11'7" (3.81m x 3.53m)

En Suite

6'2" x 4'11" (1.88m x 1.50m)

Bedroom 2

10'6" x 10'2" (3.20m x 3.10m)

Bedroom 3

8'11" x 6'7" (2.72m x 2.01m)

Bedroom 4

7'11" x 7'4" (2.41m x 2.24m)

Bathroom

6'6" x 6'1" (1.98m x 1.85m)

Garage

18'7" x 8'6" (5.66m x 2.59m)

With an up and over door, power & lighting. Loft spaces.

Double glazed door to rear.

Driveway

Brick paved driveway with spaces for two vehicles.

Tenure

Freehold

Council Tax

Band E

Flood Risk

Very Low Risk



Gardens

The brick paved frontage is neatly framed by shrub borders. Gated side access to rear garden. This is sensibly designed to offer a sizeable, full width patio area and a lawn retained by a dwarf brick wall. A high level shrub border completes the garden and is neatly retained by wooden sleepers to good effect. Garden tap in garage. External lights. External sockets. Fence boundaries enclose the garden on all sides. Garden sheds x2.

Mobile Coverage

Coverage: EE Limited Coverage: O2

Broadband Connectivity

Openreach & Wightfibre Networks. Up to Ultrafast available.

Construction Type

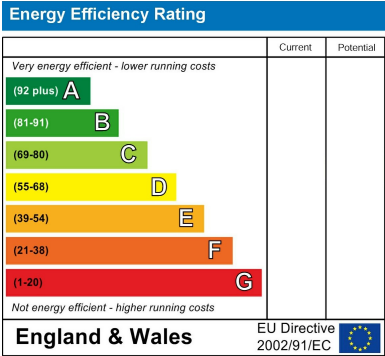
Brick elevations. Concrete tile roof. Cavity walls.

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



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.

GROSS INTERNAL AREA
FLOOR 1 53.8 m² FLOOR 2 51.7 m²
TOTAL : 105.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Viewing: Date Time