

# SPENCE WILLARD



2 Long Orchard, Ryde, Isle of Wight, PO33 1FH

# *An attractive, well-presented detached home offering spacious accommodation, low maintenance, and convenient access to amenities, transport links, and coastal walks.*

## VIEWING

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2 Long Orchard has been thoughtfully designed to maximise light and space. A welcoming entrance hall leads into a superb open plan living arrangement. The kitchen, fitted with a comprehensive range of modern units and integrated appliances, flows naturally into the bright sitting/dining area, a wonderfully sociable space with side aspect windows and wide bi fold doors opening directly onto the south facing garden.

Conveniently situated in Elmfield on the outskirts of Ryde, the house is a short walk inland from the beaches and coastline of the north east shores of the island. The villages of Seaview and Nettlestone are less than 2 miles away and Bembridge with its harbour and extensive mooring facilities is also within easy reach. Bembridge and Seaview offer sailing clubs, restaurants, cafes and a range of amenities including the community run store in Seaview and organic produce shop and café in the centre of Bembridge. The Fast Cat and Hovercraft passenger services connect to the mainland from Ryde which is 3 minute drive/15 minute walk away. Ryde provides further comprehensive range of amenities including Ryde School. Excellent walks can be enjoyed along the beach either towards Appleby beach or to Seaview and beyond to Priory Bay.

The first floor incorporates four bedrooms and two bath/shower rooms, including a principal bedroom with en suite. Further features include a downstairs W.C., gas central heating, double glazing throughout, an easily maintained rear garden enjoying a sunny aspect, and a private driveway accommodating up to three vehicles.

### Accommodation

#### Entrance Hall

A welcoming hallway with inset matting, carpeted floor and cloakroom cupboard.

#### W.C.

A modern suite comprising W.C. and wash basin with tiled splashback and mirror.

#### Open Plan Kitchen, Dining & Living Area

A bright and spacious arrangement incorporating a well appointed fitted kitchen with an extensive range of undercounter and wall mounted cupboards and drawers, contrasting worksurfaces, a 1.5 bowl sink, Zanussi ceramic hob and eye level electric double oven. Tall fridge/freezer, space and plumbing for washing machine and dishwasher.

A dual aspect sitting/dining area is generous in size and enjoys garden outlook through bi-folding doors. Luxury vinyl wood effect flooring, radiators and deep storage cupboard.

#### First Floor

A carpeted landing with side window and loft. Airing cupboard housing Vaillant boiler.

#### Bedroom 1

A spacious double bedroom with front aspect window and fitted wardrobes. En Suite Shower Room consisting of a contemporary suite with fully tiled shower cubicle, vanity basin and W.C. and tiled flooring.

#### Bedroom 2

A further double bedroom with rear window and fitted sliding door wardrobe.

#### Bedroom 3

A small double or generous single, rear aspect, carpeted.

#### Bedroom 4

Overlooking the front aspect.

#### Bathroom

A modern suite with panelled bath and shower over, vanity basin and W.C.

**Outside**

**Garden**

A private, south facing low maintenance garden comprising a paved terrace, lawned area, planted borders and large timber shed. Gated side access.

**Services**

Mains electricity, water and drainage. Heating is provided by gas fired boiler and delivered via radiators.

**Parking**

A wide private driveway providing off street parking for up to three vehicles.

**Tenure**

The property is offered freehold

**Council Tax**

Band: D

**EPC Rating**

C

**Viewing**

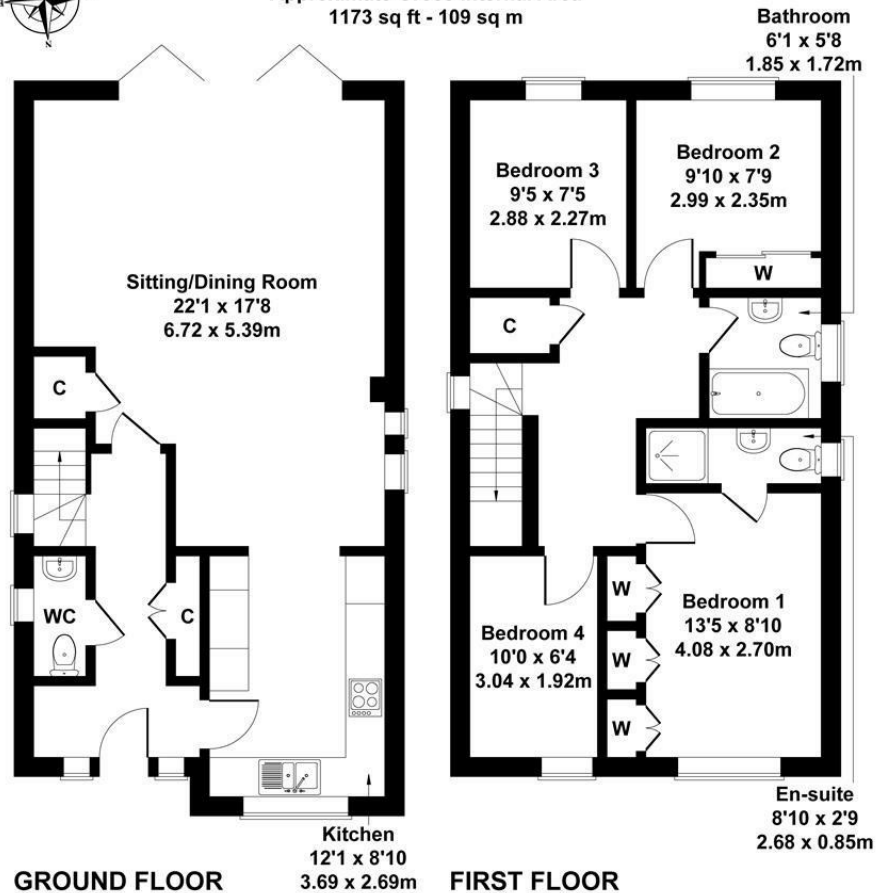
Strictly by Prior Appointment with the sole selling agent Spence Willard





## 2 Long Orchard

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



### 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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