



- 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

£425,000

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 patio is 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

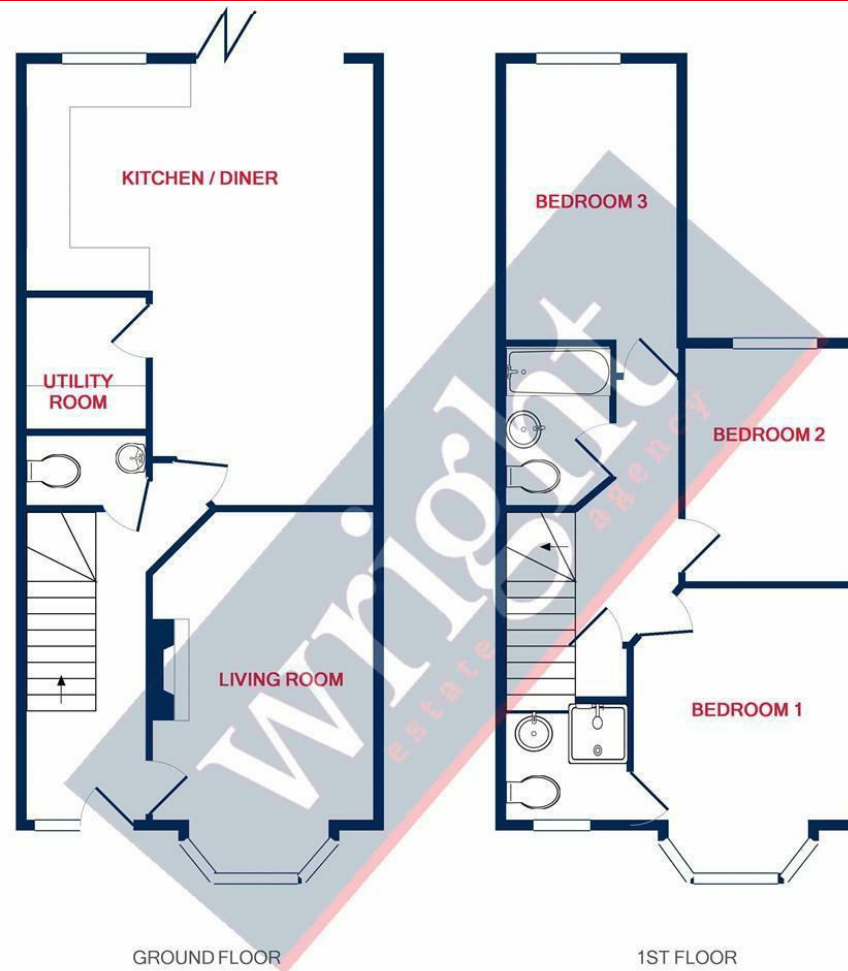
**Construction Type**  
Brick elevations. Slate roof. Cavity walls.

**Mobile Coverage**  
Limited Coverage: EE, O2 & Vodafone

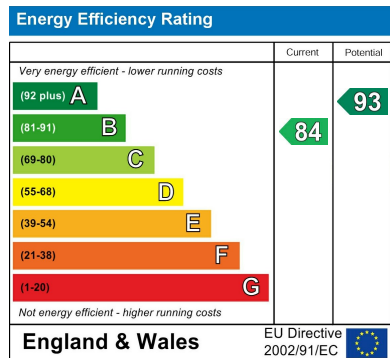
**Broadband Connectivity**  
Openreach Network. Up to Ultrafast available.

**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 fittings, 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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187 High Street, Ryde, Isle of Wight, PO33 2PN  
 Phone: 01983 611511  
Email: ryde@wright-iw.co.uk

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