



- Attractive 1930's Detached Family House
- Well Placed for Buses, Local Shops & Appley Park
- Overlooking Gassiot Green
- Gas C/Heating & D/Glazing
- Comfortable 3 Bedroom Accommodation
- Generous 93 ft South East Facing Rear Garden
- Downstairs Cloakroom W.C.
- 16'3 Bay Window Lounge
- Separate Dining Room Adjoining Kitchen
- Potential to Create Parking (see notes)

35 Great Preston Road, Ryde, Isle Of Wight, PO33 1DS

£315,000

Found in the charming suburb of Elmfield, Ryde, this delightful 1930s detached house offers a perfect blend of classic character and modern living. Spanning an impressive 1,093 square feet, the property boasts an elevated position that provides lovely views over the lush Gassiot Green, with the sea glimmering in the distance.

Upon entering, you are greeted by a spacious entrance hall that leads to a comfortable lounge featuring a beautiful bay window, allowing natural light to flood the room. The adjoining dining room and kitchen create an inviting space for family gatherings and entertaining guests.

This home comprises three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The property also includes a first floor bathroom, ensuring convenience for all residents.

One of the standout features of this property is the extensive 93ft rear garden, which offers ample space for children to play or for gardening enthusiasts to cultivate their green thumbs. This outdoor area is perfect for summer barbecues or simply enjoying the tranquillity of your own private retreat.

In terms of local amenities, residents will find everything they need within easy reach. Two shops, a petrol station, and a major supermarket are conveniently located nearby. Additionally, the picturesque Appley Park, with its beautiful greenery, leads directly to the beach, providing a wonderful opportunity for leisurely strolls and outdoor activities.

This charming home in Elmfield is not just a property; it is a lifestyle choice, offering comfort, space, and a vibrant community atmosphere. Don't miss the chance to make this delightful house your new home.



Accommodation

Porch

Entrance Hall

16'7" x 6'6" (5.05 x 1.98)

Lounge

16'3" into bay x 12'1" (4.95 into bay x 3.68)

Dining Room

14'1" x 10'11" (4.29 x 3.33)

Kitchen

10'6" x 7'7" (3.20 x 2.31)

Utility Lobby

Cloakroom w/c

Landing

Bedroom 1

16'2" into bay x 13'0" (4.93 into bay x 3.96)

Bedroom 2

14'2" x 9'10" plus wardrobes (4.32 x 3.00 plus wardrobes (4.31 x 2.99))

Bedroom 3

10'7" x 7'8" (3.23 x 2.34)

Bathroom

6'7" x 6'4" (2.01 x 1.93)

Gardens

The walled frontage is laid to lawn. Mature shrubs and a raised shrub bed to one corner. Gated side access to rear garden. This is fully enclosed and measures some 93ft in length. Established hedges and ornamental trees line the boundaries bringing some seclusion to the garden. A conifer tree stands to one side. Paved pathways and patio area.

Potential Parking

The frontage provides potential for off-road parking subject to all the relevant permissions and alterations. On-street parking is available in Great Preston Road and nearby Alexandra Road.

Council Tax

BAND D

Tenure

Freehold



Flood Risk
Very Low Risk

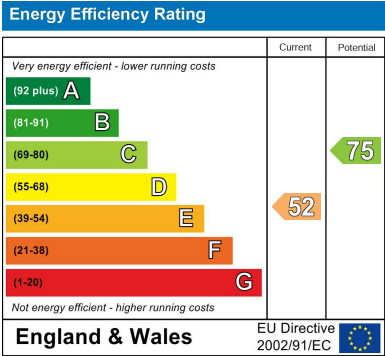
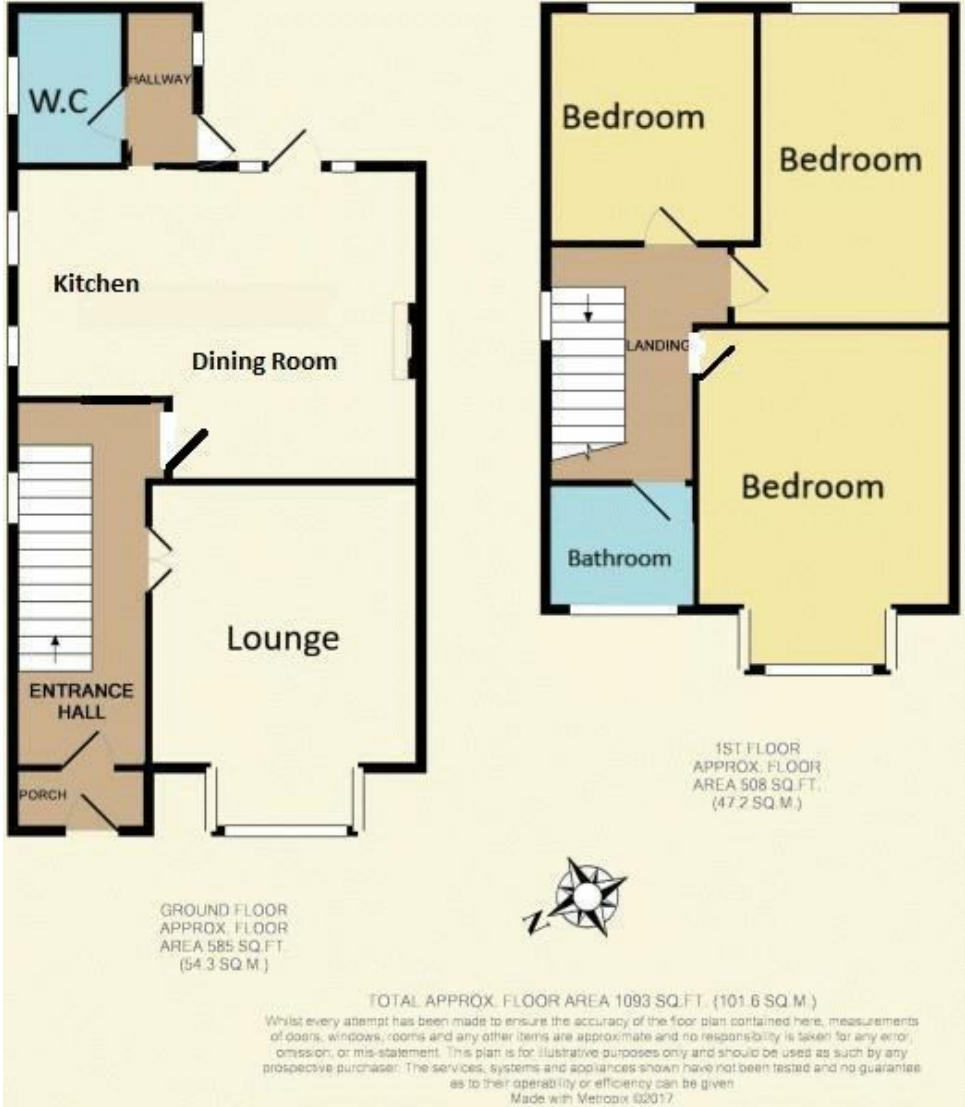
Broadband Connectivity
Up to Ultrafast fibre available

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone

Construction Type
Brick and rendered elevations. Composite slate roof. Cavity walls.

Services
Un-tested gas, electric, telephone, 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



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.

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