

Ryde, Isle of Wight



- **Well Presented Three Bedroom Home**
- **Prime Position within Easy Walking Distance of Countryside**
- **Easy Access to Ryde Esplanade & Appley Beach**
- **Two Double & Generous Single Bedrooms**
- **Sizeable Garage**



About the property

Tucked away in a quiet and highly sought-after cul-de-sac just off Ryde, this well-presented three-bedroom home offers an excellent blend of peaceful surroundings and convenient access to local amenities.

The property enjoys a prime position within easy walking distance of open countryside, while still being close to well-regarded schools and the vibrant town centre. Both Ryde High Street and the ever-popular Union Street are within easy reach, along with the seafront at Ryde Esplanade and the sandy shores of Appley Beach.

Internally, the home offers spacious and versatile accommodation. A generous lounge/diner provides an ideal space for both relaxing and entertaining, while the modern fitted kitchen is well-equipped for everyday living. The home is warmed by electric warm air heating and the hot water is supplied by DHW solar panels. Additional ground floor benefits include a convenient downstairs WC and a bright sunroom overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms. The principal and second bedrooms are comfortable doubles, while the third is a particularly generous size for a single room. Several rooms benefit from doors opening onto balconies, allowing you to take full advantage of the surrounding outlook.

To the rear, the property enjoys a low-maintenance garden with a sunny aspect—perfect for outdoor dining or relaxing. Beyond, there are attractive countryside views stretching towards Asheys and the rolling hills beyond.

Further enhancing the appeal is a large garage, measuring almost one-and-a-half in width, offering excellent storage or workshop potential.

This is an ideal home for families or buyers seeking a well-located property in a peaceful yet convenient setting, combining coastal living with countryside charm.

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Freehold

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Accommodation

GROUND FLOOR

Entrance Hall

Conservatory 16'6 x 8'3

Kitchen 8' x 10'

Lounge Diner 27'1 max 13'7 max

FIRST FLOOR

Landing

Shower Room

Bedroom 2 11'9 x 10'2

Bedroom 1 14'5 x 10'

Bedroom 3 9'7 x 7'

OUTSIDE

Front Garden

Rear Garden

Garage 15'2 x 15'1

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	46
(1-20) G		
<i>Not energy efficient - higher running costs</i>		