



Guide Price £425,000
1A GASSIOT PLACE, RYDE, ISLE OF WIGHT, PO33 1DN



EXQUISITE IN STYLE, PRESENTATION AND LOCATION!

Nestled in the desirable Gassiot Place, Ryde, this exquisite 6 YEAR OLD semi-detached house offers a perfect blend of luxury living and convenience. Set within a tranquil cul-de-sac, this home is an ideal retreat for families and professionals alike. The well presented accommodation comprises a charming sitting room, plus a 'heart of the home' stunning open-plan kitchen/dining/family room, designed for both functionality and style. Additionally, there is a utility room, downstairs cloakroom/wc, plus 3 DOUBLE BEDROOMS (one with en suite) and a family bathroom. Outside, the very good sized ENCLOSED GARDEN comprises a patio/lawned areas - including a perfect setting for al fresco dining and entertaining. Additional benefits include GAS CENTRAL HEATING, double glazed sash windows, plus a wide PARKING BAY. With Appley Park and the beautiful beaches just a short stroll away, Ryde town amenities are also within easy reach - as well as mainland passenger ferry links. Certainly a QUALITY HOME which is 'ready to move into' and must be seen to appreciate all that is on offer.

ACCOMMODATION:

Double glazed entrance door to:

HALLWAY:

A welcoming hall with obscured double glazed window to front. Luxury vinyl flooring. Carpeted stairs to first floor with storage cupboards below. Concealed radiator. Doors to:

DOWNSTAIRS W.C.:

Comprising modern suite of low flush w.c., and wash hand basin. Continuation of vinyl flooring. Extractor fan.

SITTING ROOM:

A large, very comfortable carpeted sitting/family room with double glazed sash walk-in bay window to front. Radiator. Feature fireplace with timber mangle. Recessed area above to house a large flat screen television.

KITCHEN/DINER:

A superbly airy and bright L-shaped room incorporating a large dining area (above which is a lantern sky light) plus stylish fully fitted kitchen comprising excellent range of pale grey coloured cupboard and drawer units with contrasting marble effect work surfaces over. Inset 1.5 bowl sink unit. Integral appliances to include Prima 5-ring gas hob; NEFF double oven and dishwasher; tall fridge/freezer. Recessed down lighters and pendant ceiling light. Continuation of luxury vinyl flooring. Double glazed windows and French doors to rear garden. Door to:

UTILITY ROOM:

Cupboard units with work top including inset sink unit. Tiled splashbacks. Plumbing for washing machine. Space for additional fridge.

FIRST FLOOR LANDING:

Carpeted landing with access to loft hatch via pull down ladder. Linen cupboard. White panelled doors to:

BEDROOM 1:

Carpeted large double bedroom with sash double glazed windows to bay. Radiator. Recessed down lighters plus pendant light. Radiator. Door to:

EN SUITE SHOWER ROOM:

Comprising quality suite of fully tiled shower cubicle, vanity wash basin and low level w.c. Radiator. Half tiled surrounds. Recessed down lighters. Extractor. Obscured double glazed sash window to front.

BEDROOM 2:

Carpeted double bedroom with double glazed sash window over-looking rear garden. Radiator.

BEDROOM 3:

A third carpeted double bedroom with double glazed sash window over-looking garden. Radiator.

FAMILY BATHROOM:

Quality white bathroom suite comprising bath with storm and hand held shower heads; vanity wash basin and w.c. Vinyl flooring. Extractor. Heated towel rail. Tiled surrounds.

GARDEN:

There is a superbly proportioned rear garden with large paved patio - the perfect spot for al fresco dining/relaxing - with the rest being laid to lawn. Timber shed. Side gated access to front.

PARKING:

A smart block paved driveway with space for 2 cars.

OTHER PROPERTY FACTS:

Conservation Area: No

Council Tax Band: C

Energy Performance Rating: B

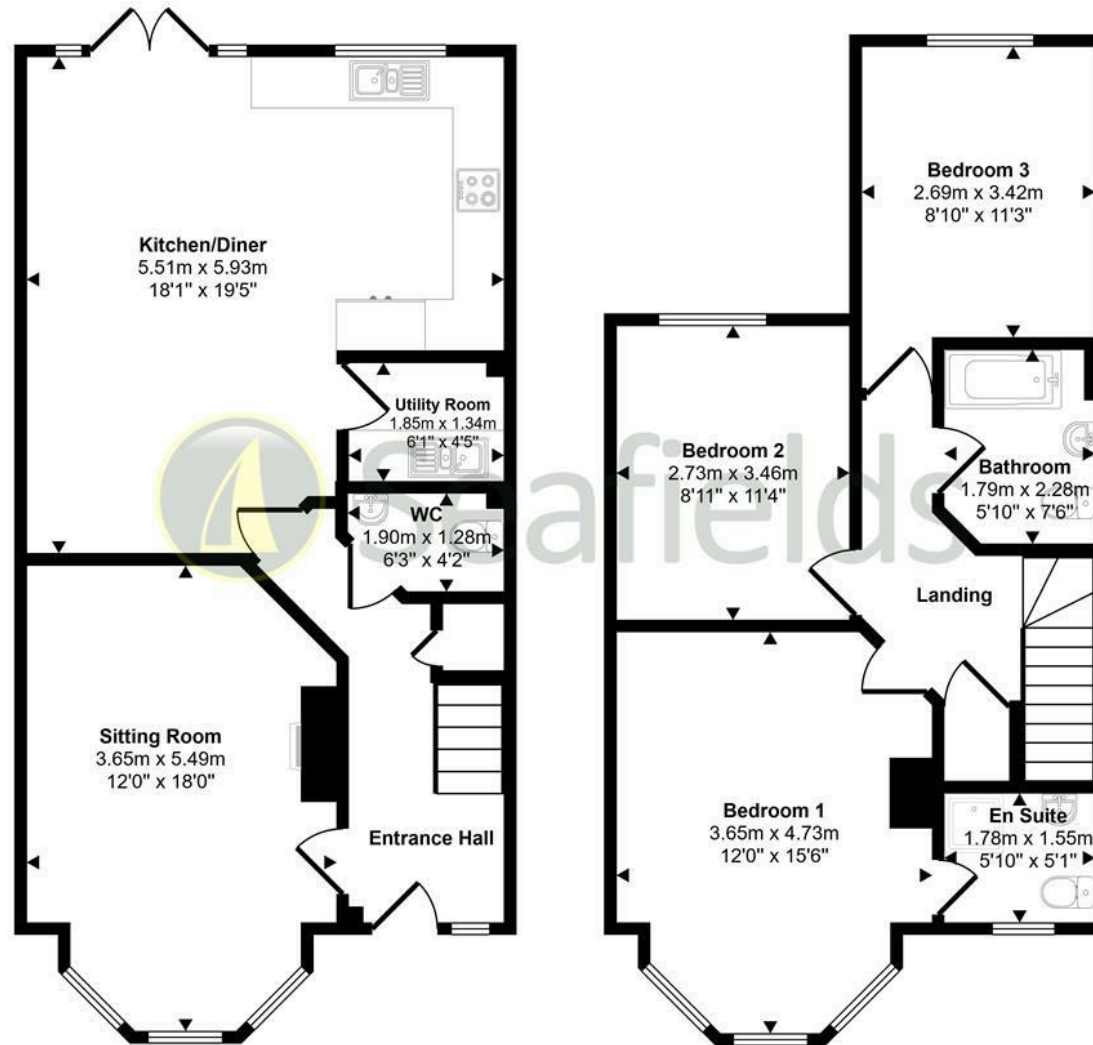
Flood Risk: Very low

Services: Mains gas, electricity and water

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

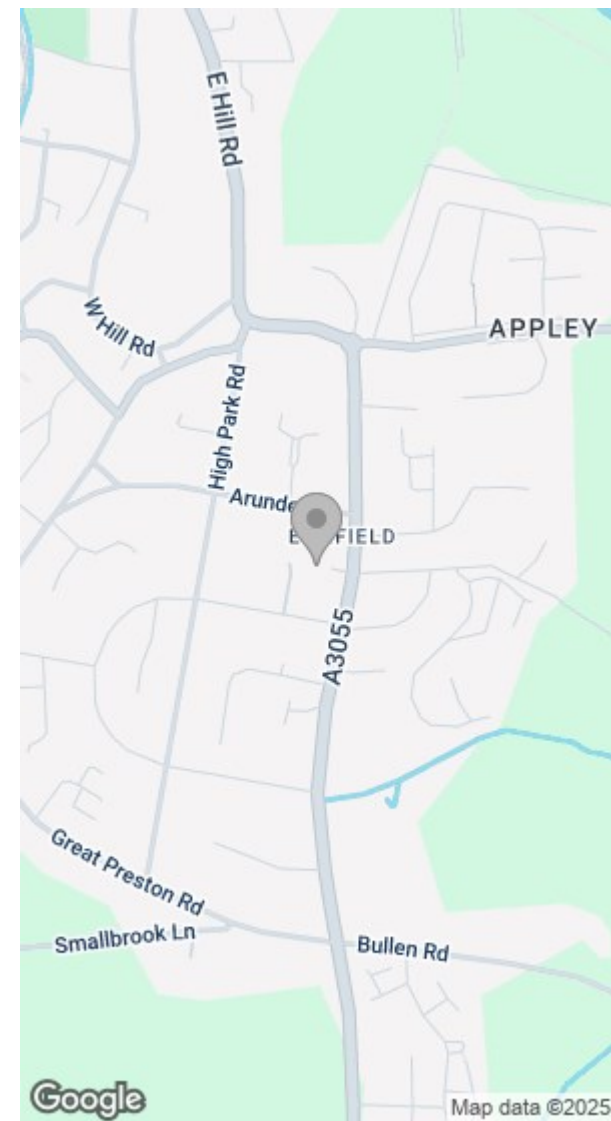
Approx Gross Internal Area
111 sq m / 1199 sq ft



Ground Floor
Approx 60 sq m / 648 sq ft

First Floor
Approx 51 sq m / 551 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

