



- Excitingly Different Detached Modern House
- 17'6 Lounge Opening into Garden
- Stylish Modern Kitchen/Diner
- Views Across Ryde's Townscape
- Beautifully Presented Interior
- Sunny Private Rear Garden
- Family Bathroom & En Suite Shower Room
- Comfortable 3 Bedroom Accommodation
- Integral Garage & Driveway Parking
- Brand New D/glazed Windows & Doors

1 Holly Tree Close, Ryde, PO33 1HU

**£350,000**



With miles of beaches just down the road and the leafy environs of Appley Park just around the corner, this smart detached house is sure to appeal to those who hanker for the great outdoors and the lifestyle this affords. However the benefits do not stop there. The interior is beautifully presented with fresh neutral decor and brand new (June 2023) double glazed windows and external doors. The house has been sensibly designed to make good use of the differing garden levels of the front and rear. This 'upside down' configuration sees the open plan living space and stylish kitchen/diner at first floor seamlessly connecting to the rear garden. Here the well kept lawn and sizable sun deck are enclosed by an historic high wall boundary creating much welcomed privacy whilst attracting the sun all day and into the evening. The bedroom accommodation are spread over the two floors offering more flexibility than a traditional layout as seen in this case by the ground floor home gym. There is an en Suite to one bedroom and a contemporary bathroom complete with separate shower for the family to use. The integral garage offers further possibilities and actually has a permitted development certificate for conversion into an additional bedroom and a utility room. Located in this popular coastal town will mean you have easy access to one of the best selections of retail shops and facilities found anywhere on the Island. Ryde is also well known for its regular passenger travel options to the mainland and of course its iconic pier. For families there are plenty of schools in the area and sporting venues like tennis clubs, swimming pools and gymnasiums.



# Accommodation

## Porch

### Entrance Hall

10'0 x 5'5 (3.05m x 1.65m)

### Bedroom 3/ Home Gym

11'8 x 8'9 (3.56m x 2.67m)

### Walk-in Storage

### En Suite

5'4 x 4'5 (1.63m x 1.35m)

### Landing

Loft access via ladder

### Kitchen/Diner

16'7 x 10'1 (5.05m x 3.07m)

### Open Plan Living Room

17'6 x 13'8 (5.33m x 4.17m)

### Bedroom 1

12'8 x 11'9 (3.86m x 3.58m)

### Bedroom 2

12'2 x 10'0 (3.71m x 3.05m)

### Bathroom

8'11 x 5'9 (2.72m x 1.75m)

### Integral Garage

19'6 x 9'9 narrowing to 7'7 (5.94m x 2.97m narrowing to 2.31m)

With an up and over door, power and lighting.  
Plumbing for washing machine. Wall mounted boiler.

### Driveway

Space for a vehicle. Scope to increase capacity within the front garden.

### Tenure

Freehold

### Council Tax

Band D





**Gardens**

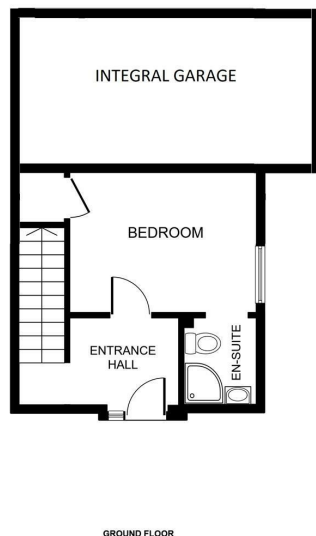
The lawned frontage sweeps along the front of the house to meet the retaining boundary wall to the rear garden. This has been cleverly designed to benefit from the natural undulation of this generous corner plot. This 'elevated' garden is fully enclosed by a high wall boundary creating privacy for the seating areas and main lawn. A sun deck sits off the lounge seamlessly accessed via its French door. This combines the the open plan interior and outside space perfectly. A raised terrace laid to loose stone chippings is to one corner and ideally positioned to enjoy the sun late in to the evening whilst offering super views across Ryde's townscape. Garden tap, Garden shed. Pedestrian access to Westhill Road to the rear.

**Services**

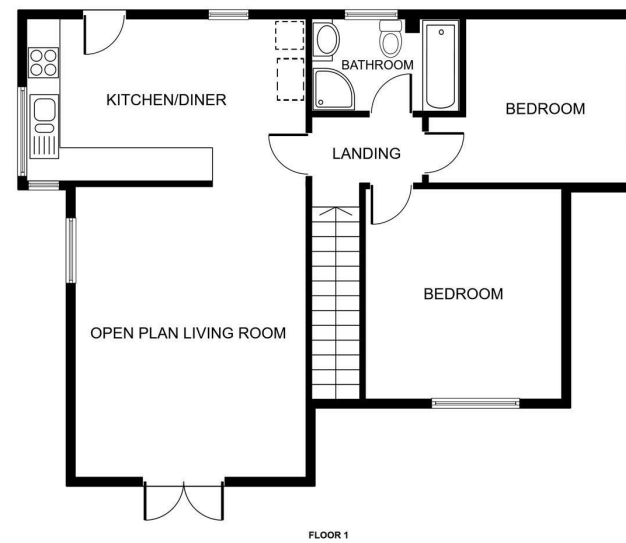
Unconfirmed gas, electric, mains water and drainage.

**Agents Note**

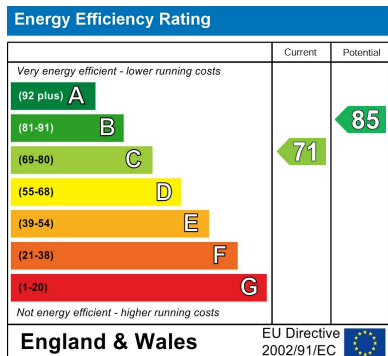
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1  
GROSS INTERNAL AREA  
GROUND FLOOR 20.2 m<sup>2</sup> FLOOR 1 72.8 m<sup>2</sup>  
TOTAL 93.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

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**Viewing:**      Date .....      Time .....