





Guide Price £525,000

10, ASPEN GARDENS, BULLEN VILLAGE, RYDE, PO33 1RE

Seafields

IMPRESSIVE EXECUTIVE HOME IN AN ENVIABLY PEACEFUL SETTING!

Situated in the highly sought after Bullen Village within a select cul-de-sac, this impressive DETACHED HOUSE offers spacious and flexible accommodation arranged over 3 FLOORS. The very well appointed gas centrally heated accommodation includes a welcoming entrance hall, large sitting room (with log burner), separate reception/family room, and a fabulous recent extension featuring an open-plan stylish kitchen/breakfast/dining room with bi-fold doors to the garden. Additionally there is a separate utility room and downstairs cloakroom/wc. The upper floors include 5 DOUBLE BEDROOMS, a family bathroom and 2 en suite shower rooms. Outside, accessed via electric gates, the smart driveway offers ample PARKING and leads to the INTEGRAL GARAGE. The very private enclosed REAR GARDEN (featuring HOT TUB - available by separate negotiation) is the perfect spot to enjoy al fresco dining/entertaining or simply relaxing. With Tesco Stores just a a stroll away, a very short drive leads to Seaview village, Ryde town, schools and mainland transport links. A most appealing family home offering generous, versatile living space in a desirable setting.

ACCOMMODATION:
An attractive composite entrance door into:

ENTRANCE HALL:
A welcoming hall with tiled flooring and carpeted stairs leading to the upper floors - with cupboard beneath. Radiator. Door to:

SITTING ROOM:
A well proportioned room with engineered wood flooring and window to front with fitted blind. Log burner. Radiators x 2. Bi-fold glazed doors leading to kitchen.

KITCHEN/DINING AREA:
A most impressive open plan kitchen/dining room - beautifully designed for modern living and entertaining. Wide bi-fold doors open directly onto the rear garden, while a skylight and window flood the room with natural light. The stylish kitchen features a central island, contemporary cabinetry complimented by wooden worktops incorporating Butler sink. Appliances include an integrated dishwasher, Rangemaster cooker, and there is space for an American style fridge/freezer. Luxury vinyl flooring with underfloor heating. Recessed downlighters. A generous dining area completes this exceptional living space.

RECEPTION ROOM:
An additional versatile room with luxury vinyl flooring. Cupboard housing Vaillant gas boiler. Radiators x 2. Doors to Utility Room and Kitchen/Diner.

UTILITY ROOM:
A separate utility space with continuation of luxury vinyl flooring. A variety of units and worktops, with space and plumbing for washing machine and tumble drier. Radiator. Door to:

DOWNSTAIRS WC:
Suite comprising wash hand basin and w.c. Half tiled to wall. Extractor fan.

FIRST FLOOR LANDING:
Carpeted landing with stairs leading to second floor. Attractive arched window to front. Radiator. Doors to:

MASTER BEDROOM:
A well proportioned carpeted principle bedroom with French doors - offering views of the neighbouring copse. Double fronted fitted wardrobes. Radiator. Door to:

EN SUITE SHOWER (1):
A fully tiled modern suite comprising large walk in shower, vanity wash hand basin and w.c. Illuminated wall mirror. Heated towel rail. Obscured window. Cupboard housing hot water cylinder. Extractor. Recessed down lighters.

BEDROOM 2:
A carpeted double bedroom with window to rear. Double fronted fitted wardrobes. Radiator.

BEDROOM 3:
A further carpeted double bedroom with window to front including fitted blind. Radiator.

BATHROOM:
A fully tiled suite comprising bath with shower over, vanity wash hand basin and wall mounted w.c. Illuminated mirror. Spot lights. Radiator.

SECOND FLOOR LANDING:
A carpeted landing with doors to both top floor bedrooms.

BEDROOM 4:
A carpeted double bedroom with 2 x Velux windows. 2 x fitted wardrobes. Radiator.

BEDROOM 5:
A carpeted double bedroom with 2 x velux windows. Storage cupboard. Door to:

EN SUITE SHOWER (2):
Fully tiled suite comprising walk in shower cubicle, wash hand basin and w.c. Heated towel rail. Ceiling light. Extractor.

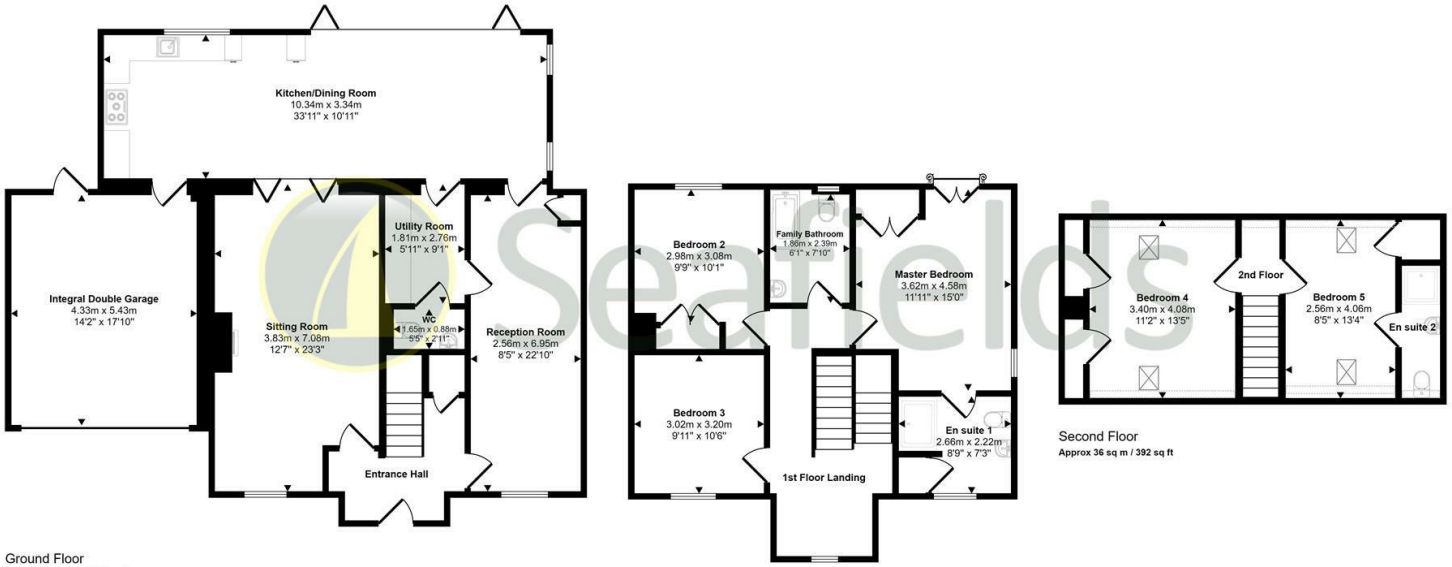
GARDEN:
A fully enclosed rear garden with both patio and lawned area with hot tub (available by separate negotiation if required). A great spot for al fresco dining or entertaining.

DRIVEWAY & GARAGE:
A large paved driveway with parking for several cars with the added benefit of a fitted car 'port' and leading to garage. Integral well proportioned garage with electric roll up door. Pedestrian door into kitchen. Light and power. Ample cupboard storage.

OTHER MATERIAL FACTS:
Conservation Area: No
Council Tax Band: E
EPC Rating: Tbc
Flood Risk: Very Low
Services: Mains gas, electricity and water.
Mobile coverage: EE, O2, Vodaphone: Good and variable coverage inside and out. Three: Good external coverage. (Wight Fibre and Open Reach: Ultrafast speed)

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
227 sq m / 2443 sq ft



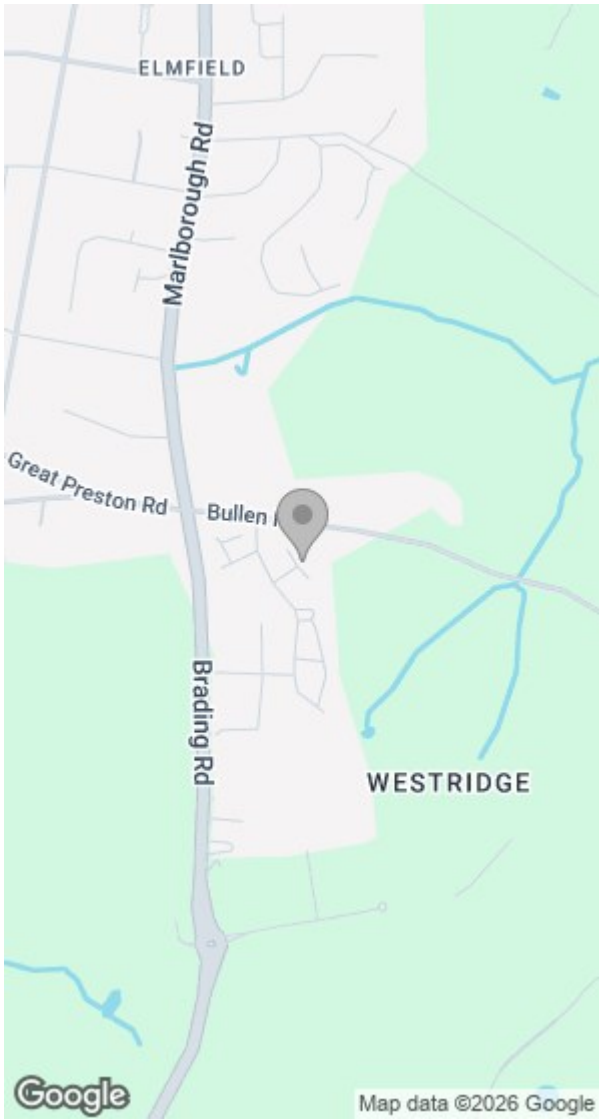
Ground Floor
Approx 126 sq m / 1354 sq ft

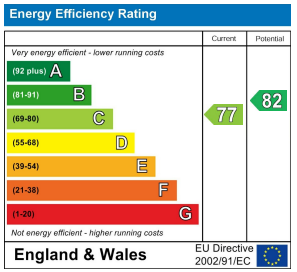
First Floor
Approx 65 sq m / 697 sq ft

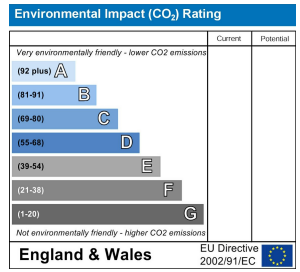
Second Floor
Approx 36 sq m / 392 sq ft

Denotes head height below 1.5m

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.







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