



Guide Price £349,000  
20 GRASMERE AVENUE, APPLEY, RYDE, PO33 1NU





**BEAUTIFULLY MAINTAINED HOME IN TRANQUIL CUL-DE-SAC!**

Located in the most sought after area between Ryde and Seaview, this very well presented semi-detached house is a short, pleasant walk or short drive away from town and village amenities, plus moments from the bus route, Appley Park, wonderful beaches and mainland passenger ferry links. The versatile accommodation comprises up to 4 BEDROOMS and 2 BATH/SHOWER ROOMS (one of each on the ground floor) as well as sitting room, kitchen/dining room and conservatory. Offering great versatility, the ground floor bedroom suite could easily be utilised as a studio, playroom or music room. Benefits include DOUBLE GLAZING, electric radiators throughout, solar panels and a deep DRIVEWAY. The good sized REAR GARDEN is a real gardener's delight - mainly laid to lawn with patio seating areas, greenhouse, 2 timber sheds and summer house. Absolutely ideal for those seeking a tranquil, low maintenance and convenient lifestyle, certainly a viewing is highly recommended.

**ACCOMMODATION:**

Double glazed door to:

**ENTRANCE PORCH:**

Large porch with double glazed windows and door to:

**HALLWAY:**

Timber flooring with carpeted stairs to first floor. Built-in cloaks cupboard with further storage above. Door to:

**SITTING ROOM:**

An airy and bright room with continuation of timber flooring and large double glazed window over-looking front garden. Electric radiator and wall mounted contemporary flame effect fire. Under stairs cupboard. Multi-paned double doors to:

**KITCHEN/DINING ROOM:**

Well proportioned open plan room offering dining area with double glazed door and window to Conservatory. Timber flooring. Electric radiator. The kitchen area offers vinyl flooring and comprises modern fitted cream coloured units with smart contrasting work surfaces over incorporating inset 1.5 bowl ceramic sink unit. Integral Cooke & Lewis Induction hob with Blomberg double oven below. Space and plumbing for washing machine and tall fridge/freezer. Double glazed window over-looking rear garden and door leading to side Lobby.

**CONSERVATORY:**

Well proportioned conservatory with double glazed windows and door to garden.

**COVERED LOBBY:**

Tiled flooring and part-glazed doors giving access to front and rear gardens. A useful area covered with opaque roof providing ample natural light. Part-glazed door to:

**STUDIO/BEDROOM 4:**

A superbly bright, versatile room - ideal for use as a fourth bedroom (with en suite) or indeed as a studio, study, playroom or music room. Pale decor and fitted carpets. Recessed shelving and wall mounted consumer unit. Electric radiator. Double glazed window to front. Door to:

**DOWNSTAIRS SHOWER ROOM:**

Comprising fully tiled shower cubicle with 'Triton' shower, wash hand basin and w.c. Laminate flooring. Obscured double glazed window to rear.

**FIRST FLOOR LANDING:**

Carpeted landing with double glazed window to side. Access to boarded loft space with pull down ladder and light. Airing cupboard housing hot water tank. Doors to:

**BEDROOM 1:**

Carpeted double bedroom with double glazed window to front. Radiator.

**BEDROOM 2:**

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

**BEDROOM 3:**

Carpeted single bedroom with double glazed window to front.

**BATHROOM:**

Modern suite comprising panelled bath with mixer shower attachment and tiled surrounds. Vanity wash basin and w.c. Obscured double glazed window to rear.

**GARDENS:**

A very good sized enclosed rear garden comprising patio and large lawned areas - offering seating areas to enjoy either sunshine or shade. Assorted trees and shrubs. Timber summer house and large shed - both with light and power. A second storage shed plus greenhouse. Large side gateway.

**DRIVEWAY:**

Driveway providing off-street parking.

**TENURE:**

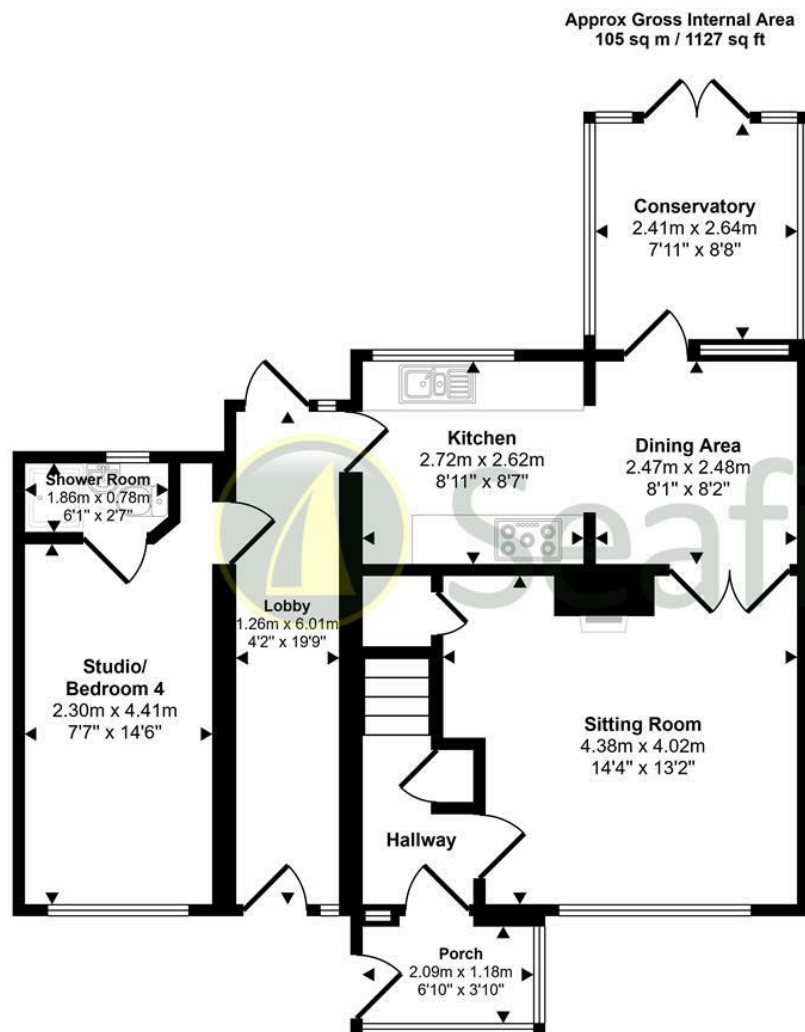
Freehold.

**OTHER PROPERTY FACTS:**

Construction: Standard brick build  
Council Tax Band: C (£2110)  
Conservation Area: No  
Energy Performance Rating: F  
Flood Risk: None  
Heating: Electric  
Solar Panels: Ownership remains with the property

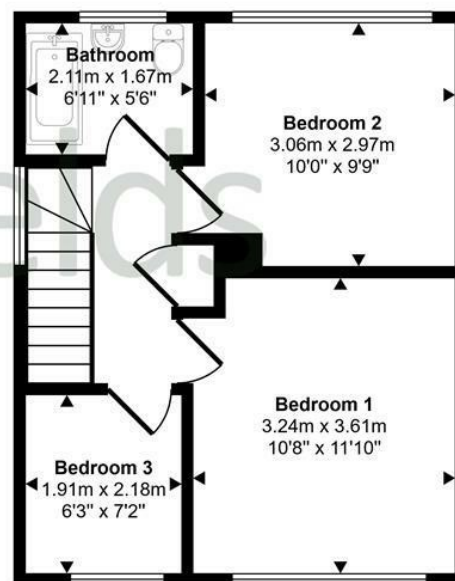
**DISCLAIMER:**

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.



Ground Floor  
Approx 69 sq m / 740 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.



First Floor  
Approx 36 sq m / 387 sq ft



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



