

55 Grenville Drive Ryde, PO33 3JX

£310,000



Nestled in a quiet and popular cul-de-sac on the outskirts of Ryde, this superbly maintained family home offers spacious and versatile living, ideal for modern family life. Conveniently located within easy reach of well-regarded schools, a family-friendly park, and excellent bus routes, this property combines comfort with convenience. The ground floor features a generous lounge/diner perfect for entertaining, a stylish newly-fitted kitchen, and a versatile snug that can also serve as a fourth bedroom. The home is complemented by attractive front and rear gardens, ideal for outdoor relaxation. Upstairs, you'll find three well-proportioned double bedrooms, a contemporary newly-fitted bathroom, and a separate WC—perfect for busy family mornings. Additional benefits include a private driveway, gas central heating, and double glazing throughout.

IMMACULATELY PRESENTED SEMI-
DETACHED HOME

DRIVEWAY

WALKING DISTANCE TO POPULAR SCHOOLS &
PARK

3/4 BEDROOMS

CUL-DE-SAC LOCATION

FRONT & REAR GARDENS

ROOMS

Entrance Porch

UPVC double glazed door. Space to hang jackets and store shoes. Door to lounge/diner:

Living Room 23' 4" x 17' 0" (7.11m x 5.18m)

Full height double glazed window to front aspect. Wood-effect laminate flooring. Two radiators. Double glazed window to rear aspect. Under stairs storage. Doors off to:

Kitchen 10' 0" x 8' 6" (3.05m x 2.59m)

Newly-fitted kitchen with base & wall units. Integrated oven & job. Integrated microwave. Space for appliances. Double glazed window to rear aspect overlooking garden. Double glazed door to rear leading to garden. Integrated washer.

Snug/Bedroom 17' 7" x 8' 1" (5.36m x 2.46m)

Double glazed window to front aspect. Radiator. Carpeted flooring.

First Floor Landing

Loft hatch access, that is boarded for storage. Airing cupboard hosting combination boiler. Doors off to:

Bedroom 1 12' 7" x 10' 5" (3.83m x 3.17m) Plus built in wardrobes.

Double glazed window to front aspect with elevated views. Radiator. Wood-effect laminate flooring.

Bedroom 2 10' 6" x 10' 1" (3.20m x 3.07m)

Double glazed window to rear aspect. Radiator. Wood-effect laminate flooring.



Bedroom 3 9' 11" x 8' 3" (3.02m x 2.51m)

Double glazed window to front aspect with elevated views. Radiator. Wood-effect laminate flooring.

Bathroom 6' 3" x 5' 7" (1.90m x 1.70m)

Bath with over shower. Vanity wash basin. Heated towel rail. Double glazed window to rear aspect. Fully tiled.

WC

Low level WC. Double glazed window to rear aspect.

Outside

Front: Block-paved driveway with space for two cars. Part laid to lawn. Small decking area allowing seating. Side access: Side: Built in shed. Side access to rear garden. Rear: Half laid to artificial grass, which benefits from a 20 year warranty. Half laid to decking allowing space for table & chairs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

