

SPENCE WILLARD



Treetops Appley Road, Ryde, Isle of Wight, PO33 1NF



*In a sought after location in Appley on the outskirts of Ryde, this three bedroom detached home offers light and spacious accommodation and private gardens to the front and rear with an attached garage to one side.*

VIEWING

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Treetops sits within a spacious plot set well back from the road with Appley Park & Beach on the doorstep and Puckpool Park and Ryde town centre just a short distance away. It is an attractive house with mature boundaries and large front garden accessed through a five bar gate. Internally the property has been fully redecorated, with new bathroom suite and shower. The property is beautifully presented and has a clean and simple décor creating a very comfortable space, comprising a large, through sitting room with conservatory and loggia to the rear, a particularly light kitchen overlooking the gardens with utility room and larder and there are three good sized double bedrooms on the first floor. Gardens extend to the front and the rear with an attached garage to one side and additional private roadside lay-by.

Conveniently situated on the outskirts of Ryde, the house is a short walk inland from the beaches and coastline of the north east shores of the island. The villages of Seaview and Nettlestone are less than 2 miles away and Bembridge with its harbour and extensive mooring facilities is also within easy reach. Bembridge and Seaview offer sailing clubs, restaurants, cafes and a range of amenities including the community run store in Seaview and organic produce shop and café in the centre of Bembridge. The FastCat and Hovercraft passenger services connect to the mainland from Ryde which is 3 minute drive/15 minute walk away. Ryde provides further comprehensive range of amenities including Ryde School. Excellent walks can be enjoyed starting from Appley beach towards, either Ryde or to Seaview and beyond to Priory Bay.

Accommodation  
Ground Floor

Entrance

A path leads to a storm porch with tiled roof, hardwood front door with glazed side light.

Hallway

With original red cedar stripped floorboards, this light space has a cloakroom/W.C. to one side with under stair storage cupboard. Stairs to first floor.



### Sitting Room

An excellent family space extending from the front to the rear of the property with triple aspect windows and garden outlook, new lighting, fresh decoration and original red cedar stripped and varnished floors. Refurbished fireplace with electric log burner. Glazed door to garden room.

### Garden Room

A large glazed room with dwarf walls and new laminate flooring overlooks the garden with southerly aspect. Glazed door to the loggia and garden beyond.

### Kitchen

A well appointed suite of under counter and wall-mounted storage units with a 1.5 bowl stainless steel sink with mixer tap over and space and plumbing for a dishwasher. New oven with extractor hood. Walk-in pantry with shelving and new laminate flooring throughout. Half-glazed stable door to utility room.

### Utility

Extending from the kitchen is a glazed room with worktop and stainless steel sink, space and plumbing for both a washing machine and tumble dryer, with clothes hanging bar over. Glazed door to garden.

### First Floor

Stairs rise to a galleried landing with large window overlooking the front aspect, laddered hatch accessing the fully boarded loft space, heated airing cupboard with half-hanging space and shelving for linen. The first floor is newly carpeted & decorated throughout and comprises three generous double bedrooms, one with double aspect. There is a family shower room with fully tiled walls, new lavatory, new shower, new vanity with mirror and light over, heated towel rail and extractor fan.

### Outside

Treetops sits within a large plot set back from the road with a gravelled, private lay-by. The driveway is accessed beyond five bar gates behind a mature bay hedge offering parking for up to three cars, and the lawn features a grass grid allowing for full turning within the property. The gardens enjoy a good deal of privacy behind mature bay hedging and to the rear is a glorious space with sunny southerly aspect with loggia providing a covered area for outdoor dining. The attached garage and garden shed both provide excellent space offering additional storage.

### Services

Electricity, gas, mains water and drainage. Central heating throughout is provided by a Vaillant gas fired boiler. Treetops is Full-Fibre ready offered by WightFiber.

### Tenure

The property is offered Freehold

Council Tax  
Band E

EPC  
Rating D

Postcode  
PO33 1NF

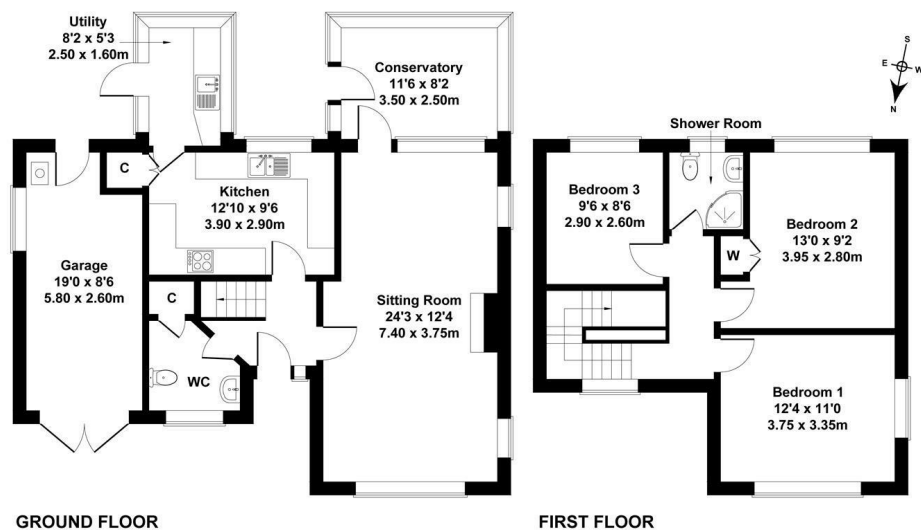
### Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.



## Treetops, Appley, PO33 1NF

Approximate Gross Internal Area  
1046 sq ft - 97 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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