



Guide Price £365,000
55 PARK ROAD, RYDE, ISLE OF WIGHT, PO33 2BQ



AN ABUNDANCE OF CHARACTER, SPACE AND VERSATILITY!

This attached **DOUBLE FRONTED HOUSE** offers such great proportions throughout and is filled with ample natural light, offering a very welcoming atmosphere and ample flexibility - all ideal for family living. Inside you will find a delightful sitting room, impressive open plan dining room leading to the kitchen and sun room beyond, plus a substantial utility room. The large first floor offers **4 LARGE BEDROOMS** (of similar proportions), a bath/shower room and separate w.c. Some of the benefits include log burner and open fireplaces, **GAS CENTRAL HEATING** and double glazing, plus an attractive **SOUTHERLY GARDEN** with the additional bonus of the **SUMMER HOUSE** (incorporating 2 rooms plus shower room) - ideal perhaps for those working from home. Situated in a convenient location, minutes' walk to the town amenities, schools, sea front, beaches and Island/mainland transport links - 55 Park Road is so suitable for busy a busy family lifestyle! There is unrestricted street parking directly outside and within nearby roads. To appreciate all that is on offer, an internal viewing is certainly highly recommended.

ACCOMMODATION:

Few steps up to entrance door into:

ENTRANCE PORCH:

Period tiled flooring. Ideal space for coats and boots. Double glazed door to:

ENTRANCE HALL:

A welcoming hallway with timber floorboards and carpeted stairs to first floor. Radiator. Access to the boiler room. Doors to:

SITTING ROOM:

A most comfortable carpeted front room with double glazed bay window to front. Radiator. Attractive fireplace with inset log burner, mantle and decorative tiled hearth.

DINING ROOM:

A lovely open plan arrangement through to kitchen and sun room. Double glazed sash windows to front. Ample space for large dining table and chairs. Radiator. Open fireplace. Wood flooring. Radiator. Wide squared opening to:

KITCHEN:

Well proportioned kitchen comprising range of fitted cupboard and drawer units with timber work surfaces over. 1.5 bowl sink unit. Recessed dresser. 'Mobile' Island with further work top and storage. Integral fridge/freezer. Large inset 'Rangemaster' cooker. Track lighting. Tiled flooring. Window to rear. Opening to:

SUN ROOM:

A bright room with ample natural light via vaulted glazed roof and large sliding double glazed doors to rear garden. Tiled flooring and shelving to wall.

UTILITY ROOM/WORKSHOP:

A very well proportioned utility room/workshop with plumbing for washing machine and tumble dryer. Radiator. Ceiling 'clothes pulley'. Double glazed window to rear.

BOILER ROOM:

Accessed from a glazed door from the Hallway, a useful area with under stairs cupboard, space for coats/boots and wall mount 'Vaillant' gas boiler. Tiled flooring. Double glazed window and door to rear garden.

HALF LANDING:

Door to:

SEPARATE W.C.:

Comprising high flush w.c. and wash basin. Tiled flooring and double glazed window to rear.

FIRST FLOOR LANDING:

Large carpeted landing with doors to all rooms:

BEDROOM 1:

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

BEDROOM 2:

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

BEDROOM 3:

Carpeted double bedroom with double glazed sash window to front. Radiator. Cast iron fireplace.

BEDROOM 4:

A fourth double bedroom with double glazed sash window to front. Carpeted flooring. Radiator.

BATH/SHOWER ROOM:

A modern room with suite comprising both a tile panelled bath plus shower with glazed screen. Vanity wash basin. Non-slip flooring. Full tiling to walls. Obscured double glazed window to front. Heated towel rail.

GARDEN:

A well designed southerly rear garden comprising good sized patio and lawned areas with side section (with bark chippings) - an ideal children's play area. Large timber garden shed. Side access to front. Decked pathway leading to Summer House.

SUMMER HOUSE/STUDIO:

A fabulous summer house divided into 3 rooms - the large 'studio' with double glazed windows and French doors over-looking the garden. Door to study (with window to front) and further door to a Shower Room with shower, wash basin and w.c.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Construction: Standard brick build

Conservation Area: No

Listed Building: No

Council Tax Band: D

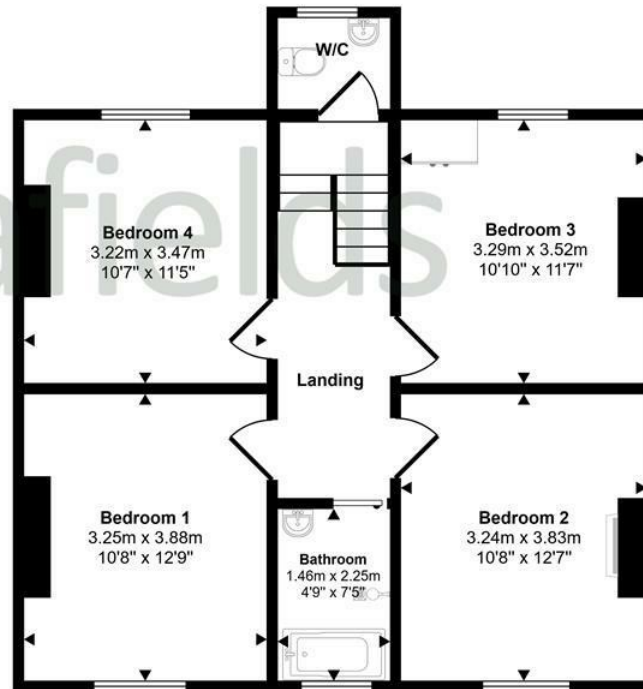
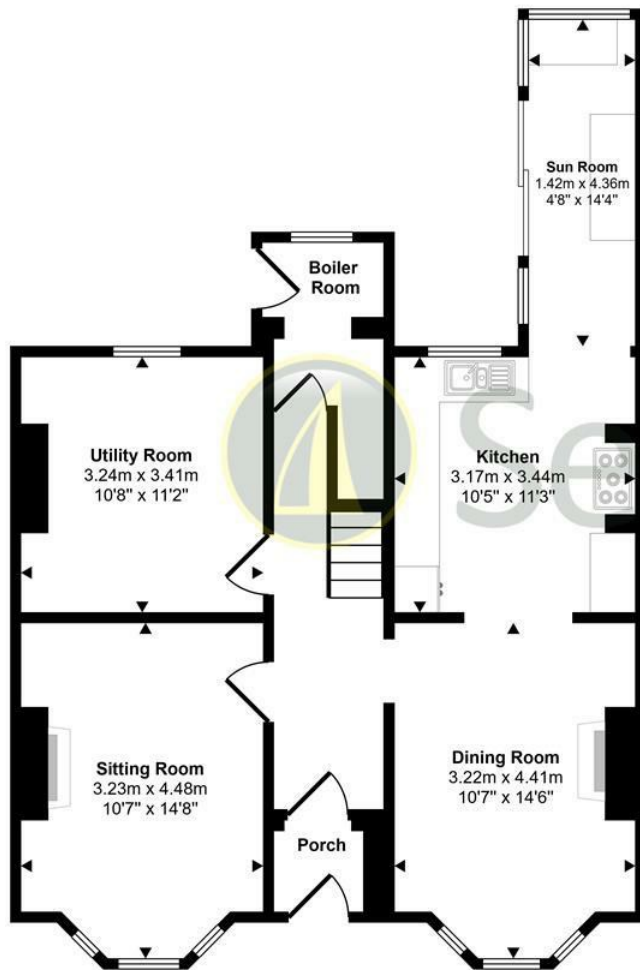
EPC Rating: Tbc

Flood Risk: None

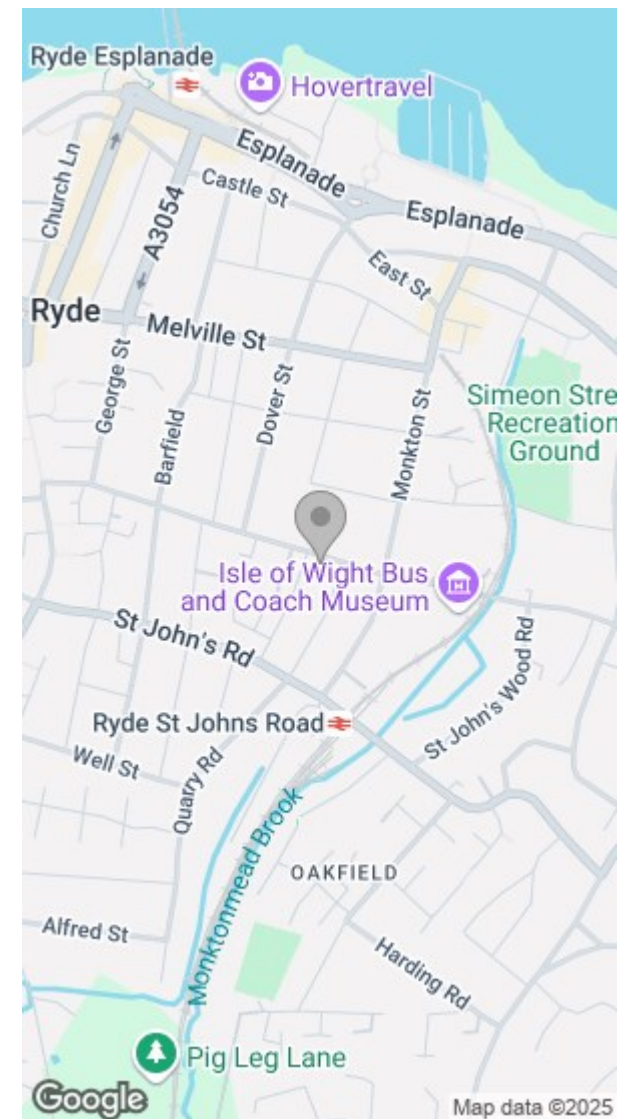
DISCLAIMER:

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
137 sq m / 1470 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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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