

63, Park Road

Ryde, Isle of Wight PO33 2BL



£300,000
FREEHOLD



Well-positioned for local amenities, sandy beaches and transport links, this modern semi-detached property boasts three bedrooms and an open-plan living space which seamlessly joins with the rear garden.

- Beautifully presented three-bedroom family home
- Enclosed south facing garden and a private parking space
- Close to good local primary and secondary schools
- Easy walk to the bustling town centre of Ryde
- Close to spectacular sandy beaches and esplanade
- Light, bright and generously proportioned throughout
- Sympathetically designed to be in keeping with the area
- Minutes from train and mainland travel links
- Balance of NHBC Guarantee in place (approx. 3 years)
- Offered for sale chain free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Owned from new for approximately seven years by the current owners and with the balance of the NHBC warranty still in place, 63 Park Road has been beautifully designed to offer a home with the character of the surrounding Victorian buildings, combined with the efficiency and benefits of a modern property. High ceilings, generous room sizes, and fresh, neutral décor throughout blend with contemporary fixtures and fittings and an abundance of natural light to create an inviting home with a bright, welcoming ambience throughout. Accommodation comprises a welcoming entrance hall, contemporary fitted kitchen, an open plan lounge/diner with doors to the garden, and a cloakroom on the ground floor, with three bedrooms and a bathroom on the first floor.

Ryde seafront is only a short walk away from the property which boasts long stretches of sandy beaches and a traditional Victorian esplanade. With good local primary and secondary schools nearby, there are also plenty of high street amenities within walking distance including boutique shops and convenience stores, a superb choice of eateries and the local cinema. Another benefit of being so close to the seafront is having easy access to high-speed foot passenger travel to the mainland with Wightlink's catamaran service and the Hovercraft which only takes ten minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located just 3.5 miles away from the property. Regular public transport connections across the Island are also within easy reach with the Southern Vectis bus station and Island Line train line service situated just minutes from the property.

Welcome to 63 Park Road

From popular Park Road, a gate leads into the front garden and on to the smart brick façade of the property. A storm porch covers the front door, which is resplendent in a deep red hue with decorative glazed detailing, creating a welcoming entrance to the house.

Entrance Hall

extending to 12'8" (extending to 3.87m)

Presented with fresh, neutral décor and a stylish wood-vinyl floor, the entrance hall benefits from an inset coir mat, and has doors to the cloakroom, kitchen and lounge/diner, stairs to the first-floor and there is a door to a large, useful storage cupboard.

Kitchen

12'8" x 6'11" (3.87m x 2.11m)

The modern fitted kitchen is immaculately presented, with contemporary gloss white base and wall cabinets, complemented with wood-laminate worktops, white metro-tile splashbacks, under-cabinet lighting and the wood-vinyl flooring flows through from the entrance hall. A window provides views to the front aspect, and the kitchen has a built-in oven and gas hob, complete with an extractor hood over, a fitted dishwasher, a stainless-steel sink and drainer with a swan neck mixer tap, and space for a washing machine and fridge-freezer.

Lounge/Diner

18'9" x 13'10" max (5.74m x 4.22m max)

Generously proportioned, the lounge/diner has twin aspect glazing with a window to the side aspect and large sliding doors which connect to the rear garden and flood the room with natural light. There is plenty of space for lounge and dining furniture, and there is also a large understairs cupboard providing an abundance of storage.

Cloakroom

The ground floor cloakroom has a contemporary low-level WC, a corner pedestal basin with a mixer tap and a tiled splashback, and a window with patterned glass for privacy.

Landing

A characterful turning staircase leads to the first-floor gallery landing, which has a hatch to access the loft, a white balustrade and doors to all three bedrooms, the bathroom and to a built-in airing cupboard. The landing is presented in a combination of neutral carpet and décor, complete with a picture rail.



Bedroom One

13'8" x 10'1" max (4.19m x 3.09m max)

The primary bedroom is large and light, with neutral décor and carpet and with twin windows looking over the back garden with the rooftops of Ryde beyond.

Bathroom

The family bathroom is well-appointed, with a blend of contemporary tiling, neutral walls and wood-vinyl flooring. There is a luxuriously large walk-in shower with a sleek glass screen, a separate, full-size bath with a mixer shower tap, beautiful vanity basin with a fitted mirror over, a mixer-tap and storage under, a heated chrome towel rail and a modern low-level WC. The bathroom also has a window to the side aspect with patterned glass for privacy.

Bedroom Two

13'1" x 6'10" max (3.99m x 2.10m max)

Another good-size room, the second bedroom has neutral décor and twin aspect glazing, with a lovely view to the front aspect with the historic Holy Trinity Church spire in the background.

Bedroom Three

9'8" x 6'4" (2.95m x 1.94m)

The third bedroom also has neutral décor and a window to the front aspect.

Outside

To the front, the walled garden is well presented with a combination of pathways, and gravel borders complete with well-established planting. A secure gate provides access to the side path, which is wide, and provides a perfect place for bin storage. The side path connects to the rear garden. A paved terrace spans the rear elevation and is an ideal outside seating or dining area, leading on to a well-kept lawn. The garden is enclosed and features further mature planting, and a pathway leads to a secure rear gate, which opens to the private parking space, which can be accessed via Park Close.

63 Park Road presents an enviable opportunity to purchase an immaculately presented, modern home, set in an extremely convenient location, and offered for sale chain-free and ready to move into. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

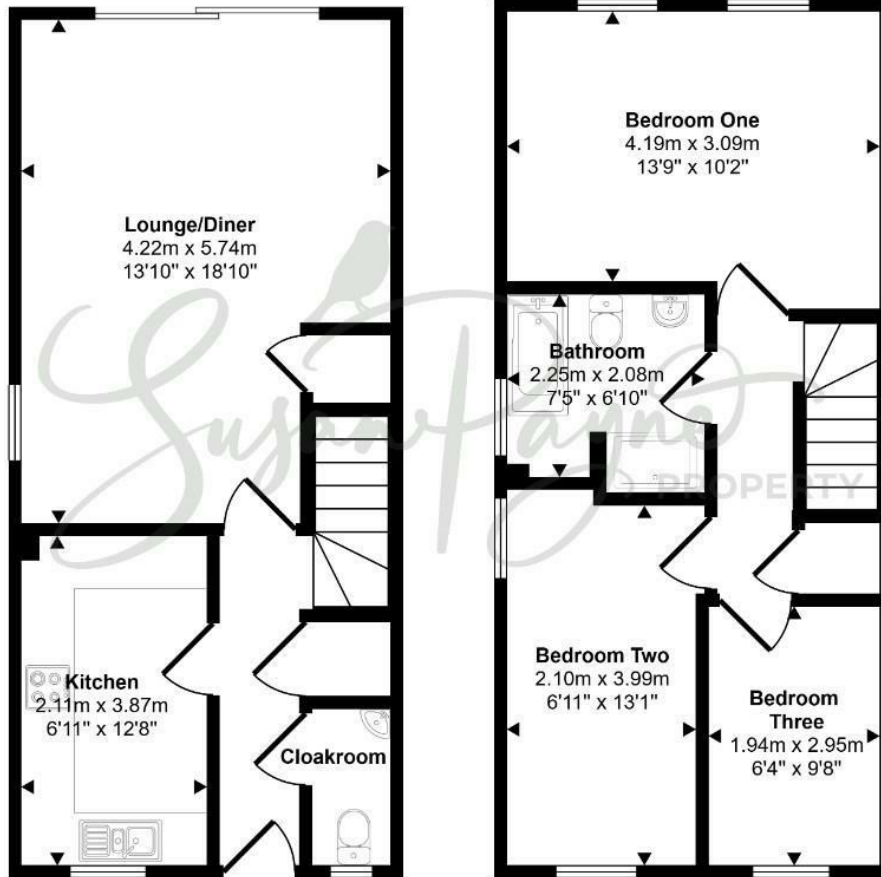
Tenure: Freehold

Council Tax Band: C (Approx. £2,163.27 for 2024/25)

Services: Mains water, gas, electricity and drainage



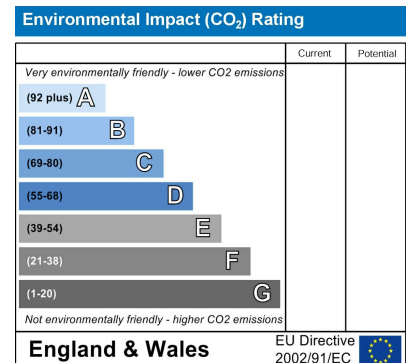
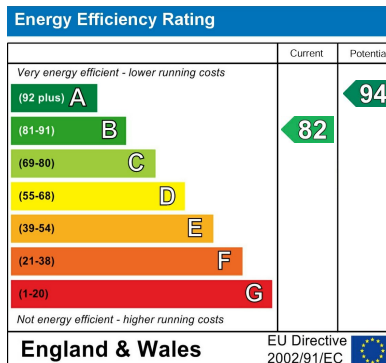
Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 41 sq m / 438 sq ft

First Floor
Approx 41 sq m / 441 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.



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