



- Well Presented DETACHED House
- Separate Dining Room
- 60ft Rear Lawn & Raised Sun Deck
- Well Placed for Buses, School & Park

- Bay Window 12'11 Lounge
- 16'4 Galley Kitchen
- D/glazed 11'3 Conservatory

- Comfortable 3 Bedroom Accommodation
- Gated Driveway PARKING for Two
- Cloakroom W.c

48 Great Preston Road, Ryde, Isle Of Wight, PO33 1EF

£349,950

This attractive DETACHED home is smartly presented and comes with an array of welcomed mod cons. The double glazed conservatory offers not just another reception room but the perfect spot to sit and enjoy the 60ft rear garden and patio. There are two main reception rooms, a bay window lounge with feature fireplace and a separate formal dining room adjacent to the modern kitchen. Upstairs and there are 3 bedrooms to choose from and a bathroom for all to use. There is some handy storage under the stairs and a cloakroom w.c providing the all important ground floor second toilet. The smart brick paved frontage is designed to offer separate gated parking spaces for two vehicles so they can come and go independently. The house is positioned in Elmfield, a popular suburb of Ryde towards the eastern reaches of the town. Elmfield has a real community feel and outside of the main town of Ryde has the best consolidation of facilities including convenience stores, petrol stations, a sub post office, a public house, a major supermarket and several main bus routes. There are various schools in the area within walking distance for the most part and just a short bus/car journey to others. This location is fortunate to have Ryde's sandy beaches just a 10 minute walk or a brief cycle/car journey away. Closer still are the leafy environs of Appley Park, a well kept grassed and tree lined park offering a traffic-free and particularly pleasant walk down to Appley Beach.



# Accommodation

## Porch

## Entrance Hall

## Built in storage

## Cloakroom WC

## Lounge

12'11" x 11'10" (3.94 x 3.61 (3.93 x 3.60))

## Kitchen

16'4" x 6'5" (4.98 x 1.96 (4.97 x 1.95))

## Dining Room

12'10" x 11'5" (3.91 x 3.48)

## Conservatory

11'3" x 6'10" (3.43 x 2.08)

## Landing

## Bathroom

## Bedroom 1

8'6" x 6'5" (2.59 x 1.96)

## Bedroom 2

15'8" Into bay window x 11'10" (4.78 Into bay window x 3.61 (4.77 x 3.60))

## Bedroom 3

12'11" x 11'5" (3.94 x 3.48)

## Gardens

The frontage is neatly enclosed by ornate wrought iron railings and gate. It is laid to paving for parking purposes. A side access leads to the rear west facing garden measuring some 60 foot in length. It is mostly laid to lawn and edged by a shrub border. A raised terrace and sundeck (12'5 x 7'10) sit off the conservatory overlooking the garden. Garden tap. Garden shed.

## Parking

The smartly designed frontage has a gated and pillared access for two vehicles.



**Council Tax**  
BAND D

**Tenure**  
Freehold

**Mobile Coverage**  
Coverage includes: EE, O2 & Vodafone

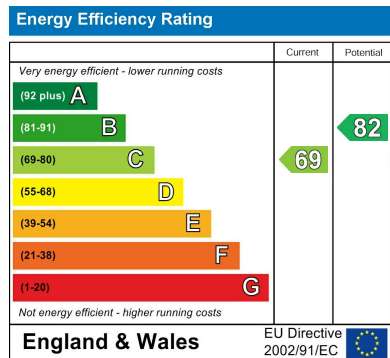
**Broadband Availability**  
Openreach and Wightfibre networks. Ultrafast fibre available.

**Flood Risk**  
Very Low Risk

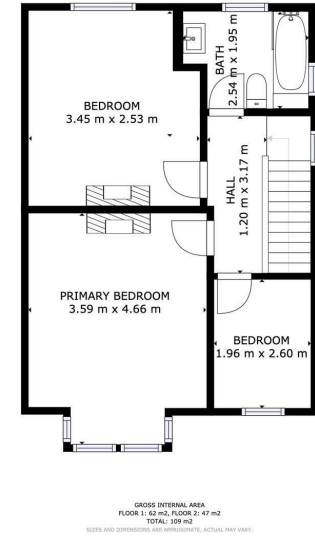
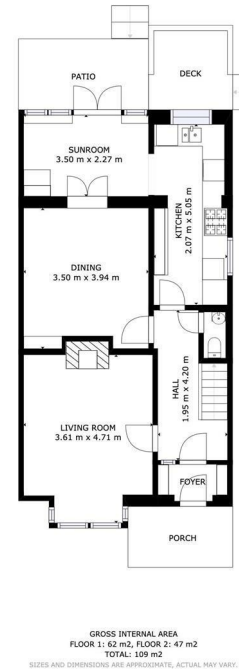
**Construction Type**  
Standard brick built construction

**Services**  
Unconfirmed gas, electric, telephone, mains water and drainage.

**Agents Note**  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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PROTECTED

**Viewing:**      Date .....      Time .....