



- Attractive Detached House in Prime Residential Road
- Main House Provides Comfortable 3 Bedroom Accommodation
- Garage, Driveway & Parking Area
- House and Clinic offer a Wealth of Possibilities
- Includes Detached 50.9 sqm Building Run as A Clinic
- Established Well Screened Front & Rear Gardens
- Stylish Bathroom & Downstairs Cloakroom W.c
- Both Properties are Very Well Presented
- Cosy Garden Facing Lounge with Log Burner
- Kitchen/Breakfast Room with Granite W/Tops

48 High Park Road, Ryde, PO33 1BX

£495,000

Found in the charming area of Elmfield, Ryde, this delightful detached house presents an exceptional opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms and a stunning modern bathroom, this property is designed for both relaxation and entertaining.

Upon entering, you will find two inviting reception rooms that provide ample space for family gatherings or quiet evenings in. The heart of the home is a beautifully remodelled open-plan dining and kitchen breakfast room, which is perfect for hosting social events and enjoying family meals together. The tasteful design and layout create a warm and welcoming atmosphere throughout.

The property is further enhanced by its mature, well-kept gardens that offer a serene backdrop, ensuring a pleasant outlook from every window. The gardens not only provide a lovely space for outdoor activities but also contribute to the overall charm of the home.

For those with multiple vehicles, the property features a gravelled parking area that accommodates up to five vehicles, alongside an integral garage for added convenience. Additionally, there is a detached ancillary building of 50.9 sqm, currently utilised as a clinic with two treatment rooms, offering further potential for a multitude of uses or business opportunities (see notes).

Situated on a prime residential road, this home benefits from a good range of local facilities and amenities, making it an ideal choice for families or professionals alike. With its combination of style, space, and practicality, this property is a must-see for anyone looking to settle in the picturesque Ryde area.



Accommodation

Entrance Hall

Cloakroom W.c

Lounge

15'8 x 12'10 (4.78m x 3.91m)

Dining Room

13'7 x 11'11 (4.14m x 3.63m)

Kitchen/Breakfast Room

21'5 x 11'5 into bay (6.53m x 3.48m into bay)

Utility Cupboard

Housing boiler

Landing

Walk-in Storage

Bedroom 1

15'8 x 9'7 (4.78m x 2.92m)

Built in Storage

Bedroom 2

11'11 x 10'11 including wardrobes (3.63m x 3.33m including wardrobes)

Bedroom 3

12'2 x 9'1 including wardrobes (3.71m x 2.77m including wardrobes)

Bathroom

9'4 x 8'8 max (2.84m x 2.64m max)

Fitted Airing Cupboard

Gardens

The frontage is nicely screened with established and well kept hedge-lined boundaries. A shaped lawn sits to one side with adjacent pathway leading to entrance. Gated side accesses lead to the rear garden. A shrub filled border brings an array of colour border following the curve of the bay window. To the rear, the west facing garden is mostly laid to lawn and attracts the sun into the evening. A deep border to one side is well stocked with ornamental trees and shrubs. A pathway leads to the detached annex entrance. The partially covered sandstone patio sits off the lounge and kitchen as the perfect seating area whatever the weather. Garden tap. External socket. Raised pond.



Driveway Parking

Graveled parking area with comfortable space for two vehicles. The driveway leads to the garage and provides spaces for at least another three vehicles.

Garage

16'10 x 8'6 (5.13m x 2.59m)
Double wooden doors. Double glazed door and windows to side. Power and lighting. Wall mounted converter for solar panels. Double radiator.

Detached Treatment Clinic/ Potential Annex

With a gross internal area of some 50.9 sqm it is easy to see why this detached building makes for such a comfortable clinic with two good size treatment rooms. However, it is just as easy to see the multitude of uses this well maintained ancillary building offers, these include an income generating annex for rental accommodation, a holiday let/AirBnB, beauty treatment rooms, offices etc. Some of these uses may require alterations or attract the need for planning permissions and we suggest you make suitable enquiries before committing.

Private Entrance

Entrance Hall
7'4 x 6'6 (2.24m x 1.98m)

Treatment Room 1
13'1 x 11'2 (3.99m x 3.40m)

Shower Room
6'6 x 5'11 (1.98m x 1.80m)

Treatment Room 2
24'7 x 13'1 (7.49m x 3.99m)

Built in Boiler Cupboard

Flood Risk
Very Low Risk

Broadband Connectivity
Up to Ultrafast fibre available.

Mobile Coverage
Coverage includes EE, O2, Vodafone & Three.

Construction Type
Rendered elevations with cavity walls.

Tenure
Freehold

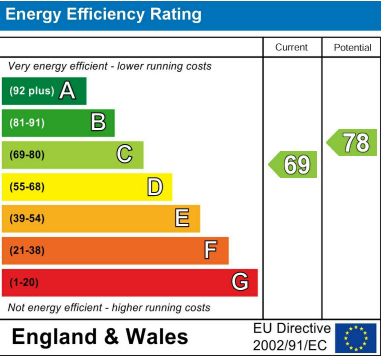
Council Tax
Band D

Services
Unconfirmed gas, electric, 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.



GROSS INTERNAL AREA
FLOOR 1 63.9 m² FLOOR 2 54.5 m²
TOTAL : 118.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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