



- Beautifully Refurbished Home
- Parking for Two Vehicles
- Stunning Kitchen/Diner Connecting to Garden
- 15 Minutes Walk from Appley Park & Beach
- Sought After Residential Area
- Wonderfully Light 13'5 Bay Window Lounge
- Downstairs Cloakroom W.c
- Comfortable 3 Bed Accommodation
- Solar Panels (currently no tariff)
- Well Placed for Buses, Shops & Petrol Station

91 High Park Road, Ryde, PO33 1BZ

£335,000

Situated in the charming area of Elmfield, Ryde, this delightful semi-detached house offers a perfect blend of modern comfort and classic appeal. Spanning an impressive 925 square feet, this home features two inviting reception rooms and three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Having undergone a meticulous refurbishment, the property showcases fashionable neutral tones and high-quality finishes throughout. With new plumbing, wiring, and a modern boiler, you can rest assured that this home is not only aesthetically pleasing but also practical and efficient. The stylish combined kitchen and dining area flows effortlessly into a generous landscaped garden, complete with an extensive patio, perfect for entertaining or enjoying a quiet afternoon in the sun.

The location is truly exceptional, situated on one of the most sought-after residential roads in Ryde. This ensures a peaceful environment while still being conveniently close to local amenities and transport links. Additionally, the property offers parking for two vehicles, a valuable asset in this desirable area.

With all these new attributes, we are confident that even the most discerning buyers will find this home to be a perfect fit. There is no need for any expensive works; simply move in and start enjoying your new life in this lovely house. Don't miss the opportunity to make this stunning property your own.



Accommodation

Entrance Hall

15'4" x 5'6" (4.67m x 1.68m)

Built-in Storage

5'5" x 15'8" (1.65m x 4.78m)

Cloakroom W/C

Lounge

13'5" (max to bay) x 13'0" (max) (4.09m (max to bay) x 3.96m (max))

Kitchen/Diner

18'9" max x 12'2" max (5.72m max x 3.71m max)
'L' Shaped

Landing

Bedroom 1

13'0" max x 11'0" (3.96m max x 3.35m)

Bedroom 2

12'3" x 10'5" max (3.73m x 3.18m max)

Bedroom 3

8'0" x 7'11" (2.44m x 2.41m)

Bathroom

6'10" x 5'5" (2.08m x 1.65m)

Gardens

Shrub filled raised borders frame the graveled driveway within the smart frontage. Gated side access to rear garden. This has been beautifully landscaped and fully enclosed by fence boundaries. An extensive sandstone patio sits off the kitchen/diner extending deep into the garden. A dwarf brick wall retains the ornamental tree-filled border to the side. Beyond the patio the generous garden is neatly laid to lawn and backs on to neighbouring gardens. Garden shed. Garden tap.

Utility Outhouse

Plumbing for washing machine & space for tumble dryer.

Storage Outhouse

Walk in storge, garden furniture cushions etc. Both the outbuildings are finished to match the main house to good effect.

Parking

The graveled driveway offers spaces for two vehicles

Tenure

Freehold



Solar Panels

The panels have been recently serviced and a quote is available circa £600, to show the upgrading works necessary before they can be used. Currently not connected to a tariff

Council Tax

Band D

Mobile Coverage

Limited Coverage: O2 & Vodafone

Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre available.

Flood Risk

Very Low Flood Risk

Construction Type

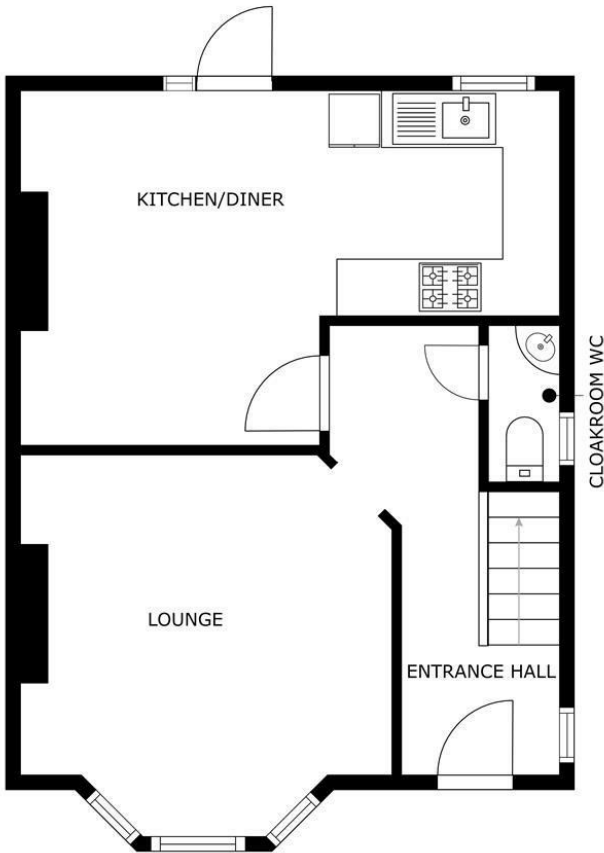
Rendered elevations. Composite slate roof. Cavity walls

Services

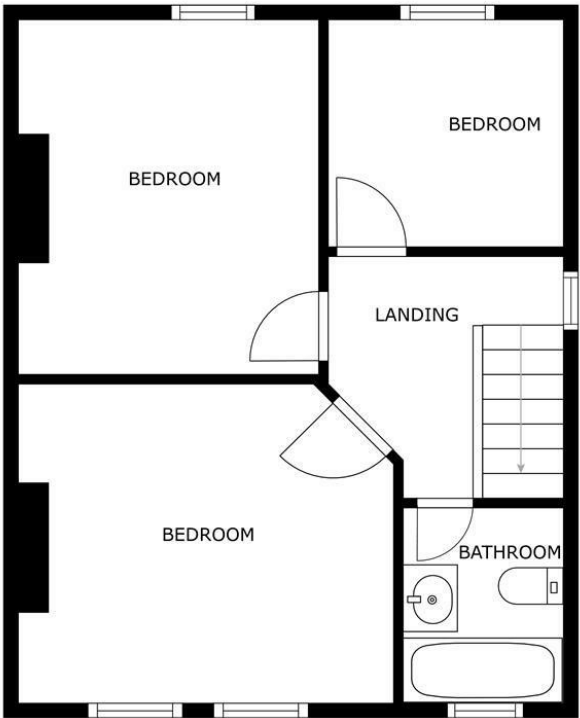
Unconfirmed gas, electric, water and drainage.

Agents Notes

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.



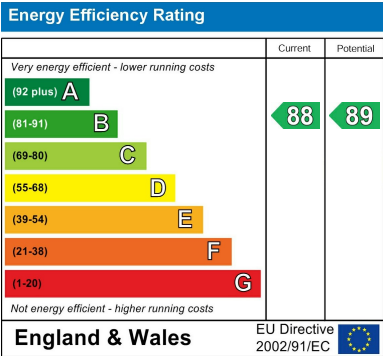
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 42 m², FLOOR 2: 41 m²
TOTAL: 83 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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