

83a, High Park Road

Ryde, Isle of Wight PO33 1BX

£410,000
FREEHOLD



Occupying a secluded corner plot in a highly sought-after area, this superbly presented three-bedroom family home boasts ample, free-flowing living accommodation and a double garage with a driveway.

- Beautiful, three-bedroom detached home
- Occupying a corner plot within a secluded garden
- Spacious, open plan living accommodation
- Ground floor cloakroom and first floor bathroom
- Close to beaches, town centre and mainland travel links
- Returning to the market after 41 years
- Superbly presented throughout
- Large conservatory overlooking the garden
- Double garage and driveway parking
- Good local primary and secondary schools nearby

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

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Situated within the desirable suburb of Elmfield, this much-loved family home is returning to the market after 41 years and is now ready for a new family to appreciate its excellent location and its beautifully presented, spacious accommodation. Close to plenty of local amenities and Ryde's glorious sandy beaches, 83a High Park Road offers a convenient seaside lifestyle and offers complete privacy nestled within a secluded, wrap-around garden setting.

Dating back to 1967, this well-designed home is full of natural light throughout and comprises an entrance porch opening to a beautiful hallway which leads to a freshly redecorated lounge and a modern kitchen complete with a recently installed gas boiler. Creating a sociable environment, the lounge provides a free-flowing open aspect with a dining room which also connects with the kitchen and a spacious conservatory overlooking the garden. Upstairs, the accommodation consists of two spacious double bedrooms, a single bedroom and a superbly presented, well-equipped bathroom. A further sought-after feature of this beautiful home is a large double-sized garage and driveway parking for two vehicles.

This highly desirable location is perfectly positioned for Ryde seafront which is only a short 15-minute walk from the property where there are high-speed ferry services to the mainland and long stretches of golden sandy beaches with numerous seaside activities such as bowling, laser quest and an open-top swimming pool. Plenty of local amenities are right on the doorstep of the property including a handy convenience store, a large supermarket located just 1.4 miles away, and the town centre which has a range of boutique shops, a superb choice of eateries and even a local cinema. The Fishbourne to Portsmouth car ferry service is just a 15-minute drive away and regular transport connections across the island are also within easy reach with the Southern Vectis bus station and Island Line train line service situated along Ryde Esplanade.

Welcome to 83a High Park Road

Tucked away within well-manicured hedging, 83a High Park Road enjoys privacy within its delightful wrap-around garden with a partial boundary wall topped with ornate metal fencing and giving access to a matching gate. The gate opens to a pathway passing through the garden with its immaculate lawn and flowering plant beds. The home's glazed front door opens into a bright entrance glazed porch which has a tiled floor and an opaque glazed door opening to the entrance hall.

Entrance Hall

extending to 13'10 (extending to 4.22m)

Providing a delightful first impression as you enter the home, the entrance hall is dressed with an oak-style laminate floor and elegant wallpapered walls with a traditional dado rail. Warmed by a radiator fitted with a decorative cover, this space has a carpeted staircase with a white spindle balustrade, a handy cloakroom and under-stair storage space. The entrance hall also includes a series of white panel doors leading to the rooms and a telephone/internet point.

Lounge

15'03 x 13'05 max (4.65m x 4.09m max)

Featuring two windows to the side and a large window to the front, this naturally light room has recently been redecorated with a cosy grey carpet and a neutral wall decor including a decorative papered chimney breast with a coal-effect gas feature fireplace. Benefiting from a radiator, this room also has a door to the entrance hall and an attractive archway proceeding to the dining room.

Dining Room

10'0 x 9'04 (3.05m x 2.84m)

Providing stylish continuity, this room replicates the wall decor from the lounge and has a wood-style laminate floor in a light grey. Featuring a traditional serving hatch, this room provides access to the kitchen and the conservatory via a set of sliding glazed doors. A radiator is also located here.

Conservatory

17'03 max x 12'10 max (5.26m max x 3.91m max)

Bathed in natural light, this large south-facing conservatory has a dwarf brick wall construction with glazing above and is well-presented with a stone-effect tiled floor. Warmed by a radiator, this room also has a ceiling fan light and glazed French doors to the side opening to the garden.

Kitchen

11'10 max x 9'10 (3.61m max x 3.00m)

Connecting with the dining room and entrance hall, the kitchen is fitted with a range of modern cabinets in cream with downlights over wall-mounted cabinets and base cabinets topped with a speckled countertop. With a neutral tiled splashback, the countertop incorporates a stainless steel sink and drainer beneath a window to the rear aspect and there is space within the units to position a cooker beneath a cooker hood. Complete with a traditional serving hatch to the dining room, the kitchen allows for space to accommodate an American-style fridge-freezer beneath a double wall cabinet and includes a multi-spotlight fitting plus a radiator. Also located here is a recently installed Glow-worm gas boiler and an opaque glazed door giving access to a side porch. The room is presented with a grey wall decor and an oak-effect laminate floor.

Ground Floor Cloakroom

Continuing with the laminate flooring from the entrance hall, this space is presented with fully tiled walls in dark and neutral tones, and has a low-level w.c. beneath an opaque glazed window to the side aspect. A ceiling light is also located here.

First Floor Landing

Continuing with the grey carpet from the staircase and elegant wall decor flowing from the entrance hall, the landing enjoys natural light from a window to the side aspect and benefits from a large airing cupboard with shelving. A series of panel doors open to each of the bedrooms and a family bathroom.

Bedroom One

15'04 x 13'04 max (4.67m x 4.06m max)

Fitted with a cream carpet which features throughout all the bedrooms, this spacious, light and airy room enjoys a dual aspect with a large window to the front and two small windows to the side with downland glimpses beyond the rooftops. The room is warmed by a radiator and has a lilac-themed wall decor.

Bedroom Two

13'05 max x 9'11 (4.09m max x 3.02m)

Presented with a neutral wall decor including a decorative papered feature wall in a contrasting shade, this second double bedroom has a window to the side aspect and is fitted with a radiator.

Bedroom Three

8'11 max x 8'07 max (2.72m max x 2.62m max)

This single-sized bedroom is neutrally decorated including a decorative papered feature wall in a crimson shade and has a deep, built-in cupboard located above the stairwell. There is also a window to the front aspect with a radiator beneath.

Family Bathroom

Finished with a stone-effect vinyl floor and fully tiled walls in a neutral stone-effect, this well-presented bathroom offers the best of both worlds with a generous walk-in shower cubicle fitted with a rainfall fixture and a separate panel bath. Complete with a pedestal hand basin and a dual flush w.c, this room features an illuminated mirror plus a mirrored wall cabinet and an opaque-glazed window to the rear aspect. The room is lit by recessed spotlights and enjoys natural light from an opaque-glazed window to the rear aspect. A radiator is also located here.

Garden

Wrapping around the property from south to west, this delightful garden offers a sunny, private retreat and is fully enclosed by a combination of well-manicured, tall Leylandii hedging and attractive red brick walls. The majority of the garden is laid to lawn and features a mature palm tree, attractive evergreen box hedges, and a beautifully established plant bed featuring an array of flowering shrubs such as lavender, hydrangea, roses and fuchsias. A paved terrace connects with the conservatory and provides a fantastic spot to accommodate garden loungers and an outdoor dining set. Additionally, there is a green-painted wooden gate to the driveway, and the entrance path proceeds to the side of the property providing access to a side porch and a charming walled courtyard to the rear with access to the garage.

Double Garage and Driveway

Accessed via Salisbury Road, a driveway provides off-road parking for two vehicles and leads to a double-sized garage with an electric door operated by a key fob. Measuring 21'09 x 16'08, the garage also has an electrical consumer unit and ladder access to a spacious loft area, providing ample storage space.

Boasting well-arranged, spacious accommodation, 83a High Park Road represents an enviable opportunity to acquire a well-presented family home situated in a sought-after, convenient area. An early viewing with sole agent Susan Payne Property is highly recommended.

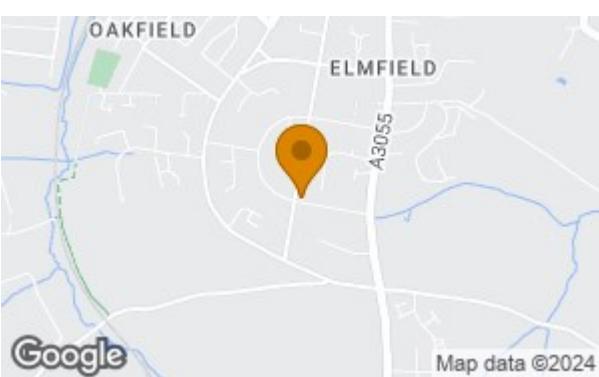
Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Gas, electricity, mains water and drainage.

Solar Roof Panels (garage roof): Generate an electric supply for the home.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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