



- No Onward Chain
- Extended to From Cloakroom W.C & Utility Room
- Level Garden & Access
- Gas C/Heating & D/Glazing
- Well Presented Modern Detached Bungalow
- Stylish 16'3 Modern Kitchen/Diner
- Driveway & Integral Garage with Powered Door
- Comfortable 3 Bedroom Accommodation
- Generous 15'6 Lounge with Picture Window
- Well Placed for Buses & Rural Walking Routes

52 Binstead Lodge Road, Ryde, PO33 3TL

**£345,000**



Located in the charming area of Binstead, this well-presented modern detached bungalow offers a delightful living experience in a prime estate location. Spanning an impressive 1019 square feet, this property boasts three spacious bedrooms and a well-appointed shower room, making it an ideal home for retirees or those seeking a comfortable retreat.

As you enter through the inviting porch, you are greeted by a particularly sizeable and welcoming entrance hall that sets the tone for the well-laid-out interior. The generous 15'6 lounge features a large picture window, allowing natural light to flood the space, creating a warm and inviting atmosphere for relaxation and entertainment.

The stylish kitchen/diner is thoughtfully designed and leads to the added cloakroom w.c. and utility room, enhancing the functionality of the home. This space is perfect for family meals or hosting friends, providing a seamless flow for modern living.

Outside, the property offers convenient driveway parking for up to two vehicles, along with an integral garage for additional storage or vehicle accommodation. The location is further enhanced by the proximity to a bus route, ensuring easy access to local amenities and transport links.

Built in the 1980's, this bungalow combines contemporary living with a sense of timeless charm. With its thoughtful design and prime location, this property is a wonderful opportunity for those looking to settle in a peaceful yet accessible area. Don't miss the chance to make this delightful bungalow your new home.





# Accommodation

## Entrance Hallway

11'8" x 10'11" (3.56m x 3.33m)

## Lounge

15'6" x 12'4" (4.72 x 3.76)

## Kitchen/Diner

16'3" max x 8'5" max (4.95 max x 2.57 max)

## Utility Lobby

## Cloakroom

## Inner Hallway

## Bedroom 1

12'8" x 9'10" (3.86 x 3.00)

## Bedroom 2

10'4" x 9'4" (3.15 x 2.84)

## Bedroom 3

8'10" x 7'3" (2.69 x 2.21)

## Shower Room

## Gardens

The generous frontage is neatly laid to lawn and framed by shrub borders. A gated courtyard sits to the front screened and enclosed by wall boundaries. Side accesses lead to the rear garden. This is hard landscaped to keep maintenance to a minimum. Raised shrub borders sit inside the fence boundaries. Garden tap.

## Integral Garage

18'6" x 8'4" (5.64m x 2.54m)

Powered roller door. Power and lighting. Double glazed window. Internal door to entrance hall.

## Driveway

Spaces two cars.

## Council Tax

BAND D



### Tenure

Freehold

### Mobile Coverage

Coverage Includes: EE, Three, O2 & Vodafone

### Broadband Connectivity

Openreach & Wightfibre Networks. Upto Ultrafast Fibre available.

### Construction Type

Brick elevations. Cavity walls.

### Flood Risk

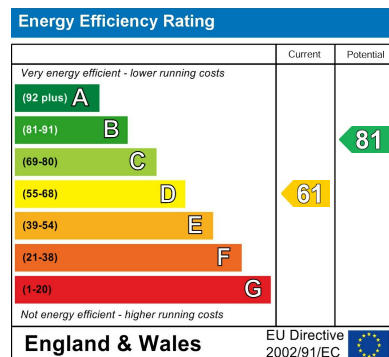
Very Low Risk

### Services

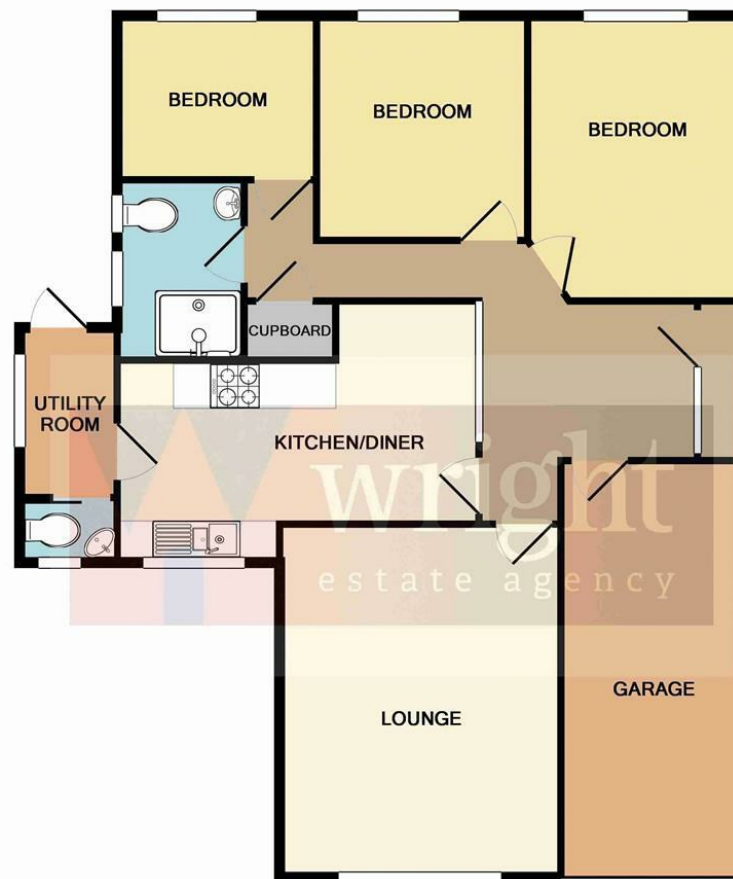
Unconfirmed gas, electric, telephone, mains water and drainage.

### 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.



TOTAL APPROX. FLOOR AREA 1019 SQ.FT. (94.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Viewing:**

Date .....

Time .....