



- No Onward Chain
- 15'8 Kitchen/Diner Overlooking Garden
- Close to Local Footpath Network
- D/Glazing & Gas C/Heating
- Modern Detached Bungalow in Popular Location
- Garage & Parking To Rear
- Cosy 17'1 Bow Window Lounge
- Comfortable Two Double Bedroom Accommodation
- Lawned Gardens Front & Rear
- Well Placed for Community Centre, Park & Buses

160 Binstead Lodge Road, Ryde, PO33 3UY

£269,950

Nestled in the charming village of Binstead, this modern detached bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 710 square feet, the property is designed to provide a warm and inviting atmosphere, perfect for those seeking a peaceful retreat.

As you approach the bungalow, you will appreciate the well-thought-out layout, with the garage and driveway discreetly positioned at the rear, ensuring a tidy and attractive front aspect. The spacious lounge features a lovely bow window that frames views of the garden, creating a serene space to relax and unwind. The kitchen/diner, with its twin aspect windows, is bathed in natural light, making it an ideal spot for both cooking and entertaining.

This bungalow boasts two generously sized double bedrooms, providing ample space for rest and relaxation. The thoughtful design ensures that every corner of the home is utilised effectively, making it a perfect choice for individuals or couples looking for a comfortable living space.

Location is key, and this property does not disappoint. Just a stone's throw away, you will find a network of local footpaths, making it easy to explore the beautiful surroundings. Additionally, convenient bus routes, a community centre, and a recreation park are all within easy reach, enhancing the appeal of this delightful home.

In summary, this modern detached bungalow in Binstead presents an excellent opportunity for those seeking a tranquil lifestyle in a vibrant community. With its comfortable living spaces and prime location, it is sure to attract interest from discerning buyers.



# Accommodation

## Entrance Hall

13'8 x 7'3 (4.17m x 2.21m)

Loft access.

## Built in Airing Cupboard

## Lounge

17'1 x 11'1 (5.21m x 3.38m)

## Kitchen/diner

15'8 x 9'2 (4.78m x 2.79m)

## Bedroom 1

12'8 x 10'5 including wardrobes (3.86m x 3.18m including wardrobes)

## Bedroom 2

10'8 x 10'0 (3.05m x 3.05m)

## Bathroom

6'8 x 5'9 (2.03m x 1.75m)

## Gardens

The open plan frontage is neatly laid to lawn. Pathway and gated side access to rear garden. Here, the main lawn is framed by shrub borders. It is enclosed by fence boundaries and a paved patio sits off the rear of the bungalow overlooking the garden. Pathway and gated rear access to garage and parking. Garden tap

## Garage

14'10 x 8'5 (4.52m x 2.57m)

With an up and over door, power and lighting. Double glazed window to side. Pitched roof. Situated to the rear of the property accessed via Solent Gardens.

## Driveway

Space for a vehicle.

## Construction Type

Brick elevations. Concrete tile roof. Cavity walls.

## Flood Risk

Very Low Risk



Tenure  
Freehold

Council Tax  
Band D

Broadband Connectivity  
Up to Ultrafast Fibre Available

Mobile Coverage  
Coverage includes EE, O2, Vodafone & Three

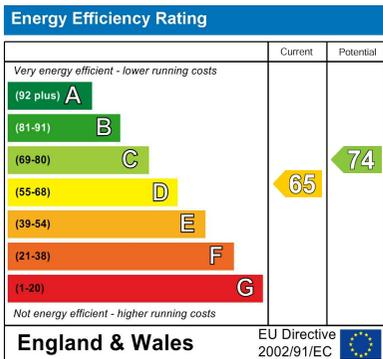
Services  
Unconfirmed gas, electric, water and drainage.

**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.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 69 m<sup>2</sup>  
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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