



- No Onward Chain
- 16'1 Lounge Opening in to Garden
- Yards from Coastal Path Walks & Beach
- Dining Room & Utility Room & Main Shower Room
- Detached Bungalow in Peaceful Sylvan Setting
- Approaching 1/4 of an Acre Plot
- Integral Garage & Driveway Parking
- Comfortable 3 Bedroom - 1 En Suite Accommodation
- Backs on to Ancient Woodland
- Tucked Away in Private Cul-de-Sac

4 Abbots Close, Quarr, Binstead, Isle Of Wight, PO33 4EP

£575,000

With an ancient woodland as its back-drop this detached bungalow is situated in the most idyllic location. It sits towards the top of a private cul de sac amongst a handful of neighbouring detached bungalows. The Coastal Path which circumnavigates the entire Island is literally yards away unlocking miles of pleasant walks taking in such places of interest as Quarr Abbey and Binstead Beach. Built in the 1980's this quality property has all the attributes you would expect within its 115 sqm accommodation. The generous lounge has a log burner as its focal point and direct access to just one of the private garden areas. The dining room is adjoining and across the hall is the kitchen and separate utility room. There are three bedrooms to choose from and the principal has its own en suite shower room. There is a further shower room and separate cloakroom w.c for all to use. The extensive brick paved driveway leads to the integral garage and offers parking for several vehicles. The entire plot is approaching a 1/4 of an acre with a majority of the garden being an extensive lawn to the rear. The garden is a haven for local wildlife including a variety of birds and an abundance of red squirrels attracted to its protected mature oak trees. This peaceful almost rural feeling position remains a 10 minute drive from Ryde town centre, mainland passenger connections and Fishbourne Car Ferry. Closer still is the village centre at Binstead which includes a shops and public house among its facilities.



Accommodation

Porch

Entrance Hall

26'10 x 6'6 max (8.18m x 1.98m max)

Built in Storage

Lounge

16'1 x 13'10 (4.90m x 4.22m)

Dining Room

11'4 x 10'1 (3.45m x 3.07m)

Kitchen

11'8 x 10'1 (3.56m x 3.07m)

Utility Room

8'11 x 6'3 (2.72m x 1.91m)

Cloakroom W.c

Principal Bedroom

15'0 x 11'9 (4.57m x 3.58m)

En Suite

9'1 x 6'4 (2.77m x 1.93m)

Bedroom 2

11'11 x plus wardrobes x 11'5 (3.63m x plus wardrobes x 3.48m)

Bedroom 3

11'4 x 7'10 (3.45m x 2.39m)

Shower Room

7'11 x 7'11 (2.41m x 2.41m)

Integral Garage

16'10 x 10'1 (5.13m x 3.07m)

With a powered roller door, power and lighting. Door to side.

Driveway Parking

The brick paved driveway offers spaces for several vehicles.

Tenure

Freehold



Gardens

The bungalow has an ancient woodland as its back-drop which wraps around the rear garden creating a wonderful outlook whilst encouraging a wealth of local wildlife. The rear garden is interspersed with mature oak trees attracting red squirrels in their droves. The garden is mainly laid to lawn and edged by deep borders. A paved patio is centrally positioned as the perfect vantage point from where to enjoy these secluded gardens. To either side of the bungalow are private seating areas which attract the sun into the evening as ideal sun traps. The frontage is largely laid to brick paving for parking purposes with established ornamental trees and shrubs lining its boundaries. Garden tap. Garden shed.

Council Tax

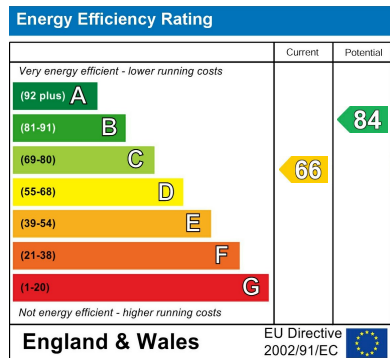
Band F

Services

Unconfirmed gas, mains water, electric 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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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