



- Smart Modern End of Terrace House
- 22'11 Lounge/Diner
- Sunny West facing Lawned Garden
- Peaceful Corner of Binstead

- Generous Corner Plot
- Comfortable Parking for 2 to 3 Vehicles
- Kitchen & Extended Utility Area

- 3/4 Bedroom Accommodation
- D/Glazed Conservatory
- Ground Floor Home Office/Bedroom 4

57 Binstead Lodge Road, Binstead, Ryde, Isle Of Wight, PO33 3TL

£289,950

This smart modern end of terrace house is fortunate to occupy the generous end corner plot. This affords the property extensively more garden and parking spaces than the neighboring properties. This extra space has been used to good effect by having a double glazed conservatory added to the side of the house connected via double doors from the dining area. The wider frontage allows for scope to extend the current driveway to accommodate another vehicle in addition to the three spaces already provided. The interior has been remodeled by converting the garage in to a home office/4th bedroom bringing an enormous flexibility to the layout. The generous lounge/diner is the full depth of the property leading to the extended kitchen. Upstairs there are three bedrooms, a handy loft room and a bathroom for all to use. This popular position is towards the southerly end of Binstead Lodge Road well placed for the community bus, community centre, recreation ground and Dame Anthony's Common. Binstead Junior School is just around the corner and the senior school is the briefest of drives away. Binstead village centre has the provision of a shop, public house, main bus route and a recreation park. Ryde Golf Course is at the edge of the village and Binstead has it's own coastline and beach. All other facilities and amenities are found in the adjoining principal town of Ryde.



# Accommodation

## Entrance hall

8'2 x 4'11 (2.49m x 1.50m)

## Lounge/Diner

22'11 max x 13'4 max (6.99m max x 4.06m max)

## Built in Storage

## Kitchen & Utility Room

18'8 max x 9'11 max (5.69m max x 3.02m max)

## Conservatory

9'9 x 9'9 (2.97m x 2.97m)

## Home Office/ Bedroom 4

16'9 x 8'5 (5.11m x 2.57m)

## Landing

Access to loft

## Built in Airing Cupboard

## Bedroom 1

13'5 x 9'11 (4.09m x 3.02m)

## Bedroom 2

13'4 x 8'5 plus wardrobe (4.06m x 2.57m plus wardrobe)

## Bedroom 3

13'1 max x 9'1 max (3.99m max x 2.77m max)  
'L' Shaped

## Bathroom

## Separate W.c

## Loft Room

14'5 x 10'1 (4.39m x 3.07m)

Limited head height. Velux window. Built in storage



### Gardens

The hedge-lined lawn frontage sweeps around to meet the side gated access to the rest of the garden. An artificial lawn sits to the side of the house accessed directly from the conservatory. A paved patio to the rear is edged by picket fencing. The main lawn garden has shrub borders and is home to 2 garden sheds.

### Tenure

Freehold

### Council Tax

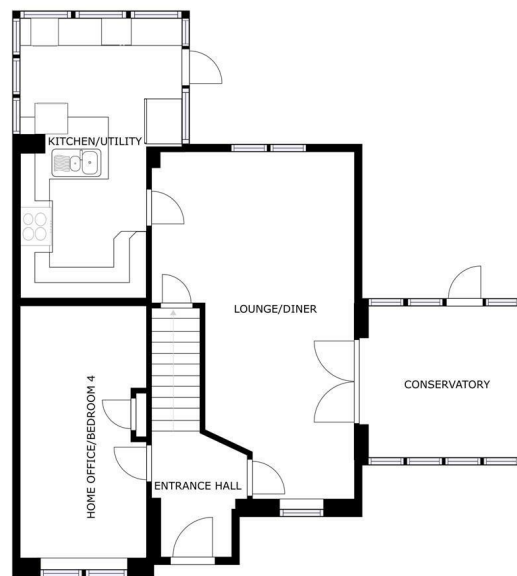
Band C

### Services

Unconfirmed gas, mains water, electric and drainage.

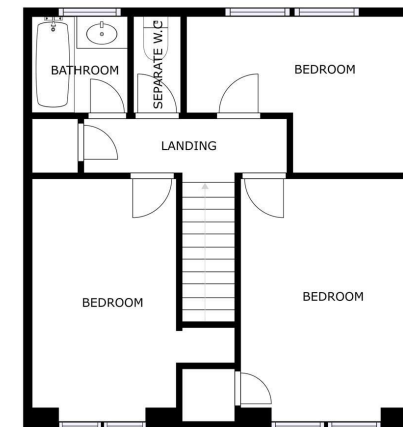
### Agents Note

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.



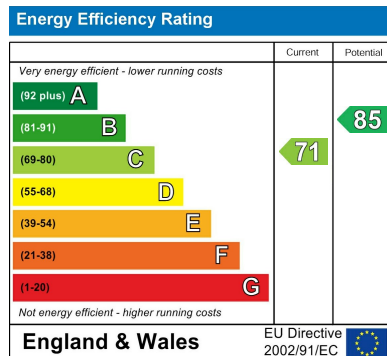
GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 73.73 m<sup>2</sup>; SECOND FLOOR 2: 49.87 m<sup>2</sup>  
TOTAL: 123.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 73.73 m<sup>2</sup>; SECOND FLOOR 2: 49.87 m<sup>2</sup>  
TOTAL: 123.6 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.

187 High Street, Ryde, Isle of Wight, PO33 2PN  
 Phone: 01983 611511  
 Email: ryde@wright-iw.co.uk

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