



70, Newnham Road

Binstead, Isle of Wight PO33 3TE



£460,000
FREEHOLD



Set in an extremely desirable location, this attractive bungalow offers a flowing modern layout as well as generous gardens front and rear, private driveway parking and a detached garage.

- Detached three-bedroom bungalow
- Generous open-plan kitchen-diner
- Total of three double-sized bedrooms
- Gas central heating and double glazing
- Network of rural footpaths on the doorstep
- Naturally light and bright throughout
- Luxuriously upgraded family bathroom
- Driveway parking for three vehicles
- Large rear garden with detached garage
- Convenient for principal towns of Newport and Ryde

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

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Surrounded by countryside walks and backing on to a beautiful rural landscape, 70 Newnham Road was originally constructed in the 1970s and has been recently partially updated with further potential still remaining. Providing a sociable family environment, the flowing layout creates fantastic entertaining spaces, with an open-plan kitchen/diner making the most of the rural views and connecting to the garden. The property also benefits from plenty of outside space, with generous gardens front and rear, terraces providing seating areas, a detached garage with a converted loft and additional storage sheds, and the neighbouring farmland provides a wonderful outlook.

Located on the outskirts of the popular village of Binstead, just two miles from the centre of Ryde, this fabulous home is ideally situated for mainland ferry links and many other amenities. Glorious coastal and woodland walks are within easy reach including a beautiful amble to the historic Quarr Abbey, a magnificent monastery set amongst acres of countryside with a wonderful tea room and farm shop. The property also benefits from its close proximity to bus stops on the Southern Vectis route number 9 between Ryde and Newport which serves Newnham Road every ten minutes in the daytime. Therefore, it has good connectivity to the many facilities and amenities offered in each town which include wonderful eateries, independent shops, beautiful sandy beaches, Island-wide travel links, cinemas and community theatres. Close by in the village of Binstead is a Post Office and general store as well as a family-friendly gastropub. Binstead also benefits from a thriving community centre, two recreational fields and a primary school.

Accommodation is all on a single level and comprises a covered porch, spacious entrance hall, lounge, open-plan kitchen/diner, recently updated family bathroom, utility room and three bedrooms.

Welcome to 70 Newnham Road

From popular Newnham Road, a driveway leads between well-presented bay hedges and sweeps up to the smart red-brick façade of the bungalow. A pergola is covered with well-established planting and enhances privacy around the covered inset porch, which benefits from a tiled floor and outside light.

Entrance Hall

extending to 10'2" and 16'11" (extending to 3.10m and 5.18m)

Fabulous exposed floorboards are complemented with fresh white walls in the spacious L-shaped hallway. There is a useful inset coir mat, a radiator and twin pendant lighting and a doorway leads to a large airing cupboard. Doors give access to the lounge, kitchen/diner, utility room, all three bedrooms and to the family bathroom.

Lounge

14'10" max x 14'7" (4.53m max x 4.46m)

The neutral décor and floorboards continue into the lounge, which has a large window looking out to the front aspect. The room is arranged around a stone fireplace, set into a chimney breast with an open fire and a flagstone hearth and extends into the alcoves to create display areas. The lounge also benefits from a radiator beneath the window, and individually switched wall lighting.

Kitchen/Diner

19'7" max x 12'9" (5.98m max x 3.90m)

Light and bright, the open plan kitchen/diner is a social space, with white walls, floorboards and a mix of recessed spotlights and feature pendant lighting. The kitchen is a useful combination of floor and wall cabinets with a peninsula creating a divide from the dining area. The kitchen has an integrated gas hob, oven and grill, an inset sink with a twin drainer under a window with garden views, and there is also space for a fridge/freezer and a dishwasher. The dining area has recently installed French doors, finished in modern anthracite grey and providing a seamless connection to the garden. The dining area also features a contemporary grey radiator and has plenty of room for a large table and chairs.



Utility Room

7'4" x 4'10" (2.26m x 1.48m)

Conveniently located, with access to the rear garden, the utility room has a fitted worktop with useful drawers under, space and plumbing for a washing machine, an inset sink and drainer and a neutral tile splashback. There is a modern radiator, inset coir mat, pendant light and the floorboards continue. The utility is also home to the recently installed Vaillant combi boiler.

Bedroom One

14'10" x 10'4" (4.53m x 3.16m)

Spacious and light, the primary bedroom has floorboards and white walls, and a large window looking over the front gardens. There is a pendant light, radiator, and plenty of room for freestanding bedroom furniture.

Bedroom Two

12'9" x 7'11" (3.91m x 2.43m)

Another good-size bedroom, with fresh white walls with a grey feature wall, plush grey carpet and a large window with views over the rear terrace and garden. There is a pendant light and a modern grey radiator beneath the window.

Bedroom Three

11'6" x 8'4" (3.52m x 2.56m)

Light and bright, the third bedroom is presented in white with a soft grey carpet, and benefits from a window to the front aspect, pendant light and a radiator.

Bathroom

9'8" max x 8'8" (2.97m max x 2.66m)

Recently upgraded, the bathroom is luxuriously appointed in a luxurious style, with a blend of large format grey tiles, luxury vinyl tile flooring and fresh white walls. There is a beautiful full-size bath with central tap, a separate, generously proportioned walk-in shower, broad floating vanity unit with drawers under and an illuminated mirror over, and a dual-flush low-level WC. The bathroom also has inset shelving, recessed spot lighting, a window with patterned glass for privacy and a contemporary grey vertical radiator.

Outside - Front

The driveway sweeps up through a gate and between well-established lawns which are surrounded by mature hedging. The driveway provides plenty of parking for multiple vehicles and continues to the side of the house to connect via further gates to the garage.

Garage/Loft

18'9" x 9'7" max (5.73m x 2.93m max)

The single garage has an up-and-over door finished in grey, with a further door to the side, accessed through the attached greenhouse. The garage has a painted concrete floor, window to the rear, a double window to the side, strip lighting and ample power sockets. To the rear of the garage, there is a framework already constructed to add a staircase and sundeck which provides access into the loft via a tilt/turn window. The loft makes use of the roofspace and has spectacular rural views to the rear, and benefits from recessed spotlights, eaves lights and skirting lights, and comes complete with power sockets and a soft grey carpet.

Outside - Rear

A secluded block-paved terrace spans the rear of the property, providing a selection of seating and outside dining areas. A pergola connects to a large lawn which comes complete with beautiful trees and raised beds and is enclosed with a mixture of well-established hedging and fencing. There is also a large shed which has power and lighting and a further smaller potting shed.



70 Newnham Road presents an enviable opportunity to purchase a wonderful family home in a fabulous location, well-presented throughout and with the added opportunity to style to a new owners taste. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

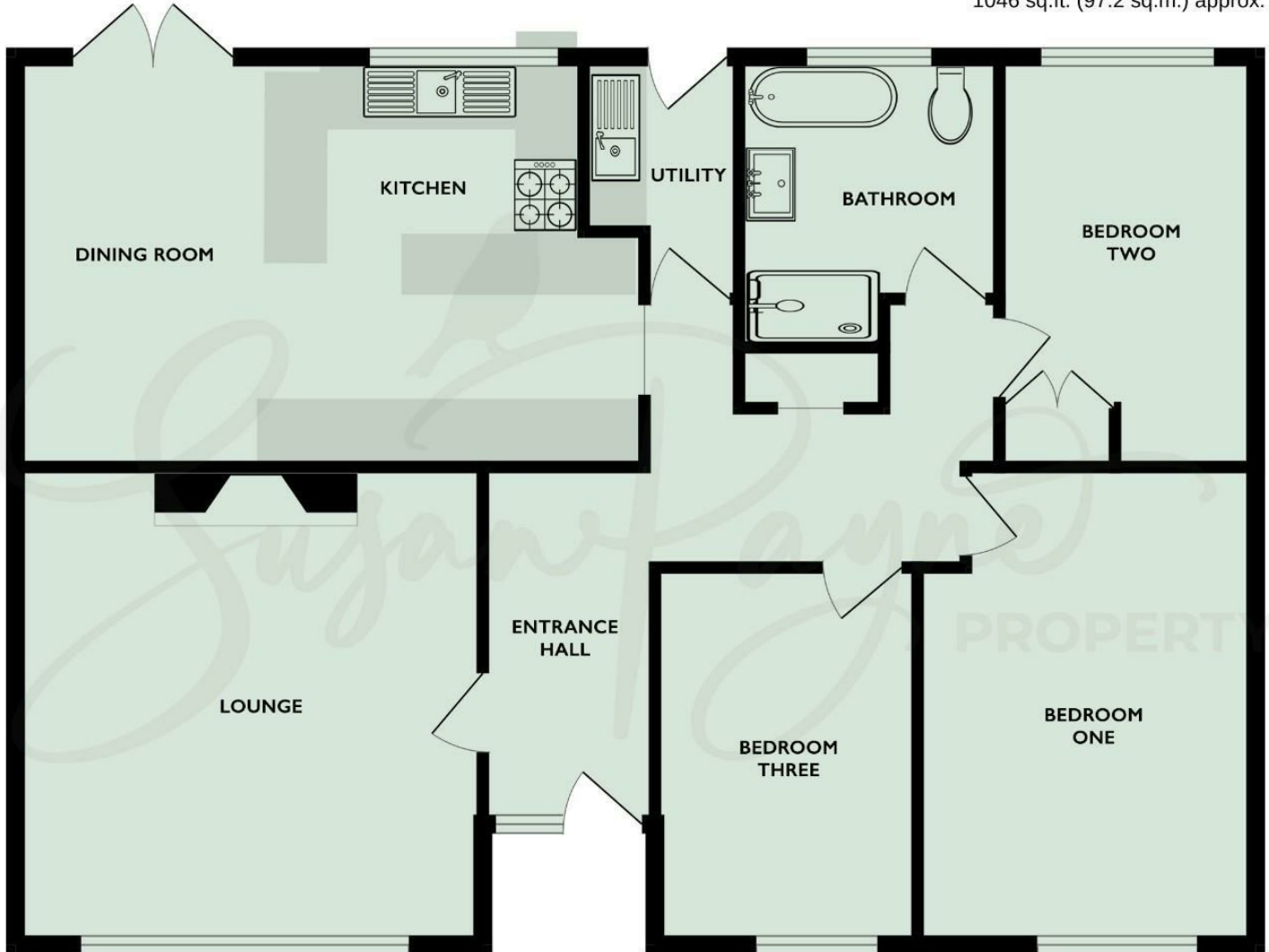
Tenure: Freehold

Council Tax Band: E

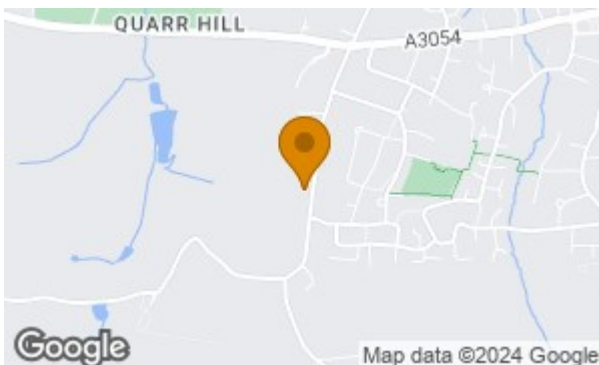
Services: Mains water, gas, electricity and drainage



GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



Floorplan for illustrative purposes only and not to scale



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		
		81
	51	
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC

Agent Notes:

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