

# 5, Parkway

Binstead, Isle of Wight PO33 3RY

OFFERS OVER  
**£240,000**



Set in a sought-after location and offered for sale chain free, this delightful two-bedroom detached bungalow enjoys wraparound gardens and a driveway complete with a garage.

- Detached two-bedroom bungalow
- Flowing layout with options for configuration
- Driveway parking and a garage
- Fabulous garden cabin with power and lighting
- Within easy reach of both Ryde and Newport
- Low-maintenance gardens, enclosed to the rear
- Potential for a new owner to style to suit requirements
- Double glazing and gas central heating
- Close to local amenities and mainland travel
- Offered for sale chain free

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

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Positioned on a fantastic corner plot in a peaceful residential area, 5 Parkway benefits from well-arranged accommodation with a flowing layout and has the added benefit of a large sunroom extension to the side aspect, offering further versatility. The property has been maintained over the last 20 years, and now offers plenty of potential to be reconfigured and styled to suit a new owners requirements. Accommodation is all on one level and comprises a central hallway, a lounge/diner, kitchen, spacious sunroom, two double bedrooms and a family bathroom. Outside, the gardens wrap around the property and there is the added benefit of a garden cabin which adds further flexibility as a garden room or office/study.

Situated in Binstead, the property is located under two miles from popular Ryde which boasts expansive sandy beaches, independent boutique shops and an exciting range of cafes, restaurants and bars. The village of Binstead provides a Post Office and general store as well as a family-friendly gastropub, 'The Binstead Arms', all within short walking distance from the bungalow. Additionally, there is a thriving community centre and a primary school rated 'good' by Ofsted. The property is conveniently located for mainland travel links with Ryde Pier just a ten-minute drive away providing highspeed foot passenger travel and just 2.2 miles away is the regular car ferry service from Fishbourne. Providing good connectivity to many facilities and amenities, 5 Parkway is within close proximity to bus stops on the Southern Vectis route between Ryde and the principal town of Newport, which serves the village every ten minutes during the day.

### **Welcome to 5 Parkway**

Set back from the road on a corner plot, steps lead up from the driveway to the UPVC front door of No 5 to create a welcoming entrance.

### **Sunroom**

**19'1 x 11'3 (5.82m x 3.43m)**

The front door opens into the sunroom, which has been added to the side elevation of the bungalow. Glazed on three sides and with a polycarbonate roof, the sunroom is filled with natural light and offers versatility as an additional reception room. Doors lead into the hallway and kitchen, and sliding French doors connect to the rear garden.

### **Hallway**

The central hallway is L-shaped and neutrally presented with a wood-laminate floor. A hatch provides access to the loft, and there are also a pair of double cupboards which act as airing cupboards and also neatly conceal the electric meter and panel. An open archway leads into the lounge/diner, plus there are doorways to the kitchen and sunroom, and doors to both bedrooms and to the bathroom.

### **Lounge/Diner**

**15'8 x 11'1 max (4.78m x 3.38m max)**

Spacious and light, with soft green décor and carpet, the lounge/diner has a large window with leaded detailing which gives views to the front aspect. The room is arranged around a chimney breast, which has a decorative fireplace and a gas fire, set on a hearth, and the space also has room for a dining table as well as lounge furniture.

### **Kitchen**

**10'5 x 8'8 (3.18m x 2.64m)**

The kitchen is a useful mix of base and wall cabinets, with glossy white doors complemented with dark roll-edged worktops, vinyl flooring and tiled splashbacks. A leaded window has views to the front aspect, plus there is a full-height built-in cupboard which provides useful additional storage, and the kitchen is also home to the Vaillant gas combi boiler. The kitchen comes complete with an inset sink and drainer with a swan neck mixer tap, integrated oven, gas hob and extractor and there is space for a washing machine and fridge/freezer.

### **Bedroom One**

11'9 x 11'1 (3.58m x 3.38m)

The primary bedroom is a good-size, and is neutrally decorated, and benefits from a large window which overlooks the rear garden and fills the room with natural light.

### **Bedroom Two**

10'4 x 9'1 (3.15m x 2.77m)

Another well-proportioned room, with a window with garden views and neutral decoration and carpet.

### **Family Bathroom**

The bathroom has tiled walls and a soft carpet, with a window into the sunroom with patterned glass for privacy and an extractor fan. A white suite comprises a full-size bath with a shower over, a pedestal basin with shell detailing and a matching low-level WC.

### **Outside**

To the front and side, the garden is mainly laid to gravel, with a boundary hedge and a number of mature roses and shrubs for decoration. There is a driveway which provides plenty of parking, and a single garage, and a gate connects to the rear garden. The rear garden is also low-maintenance, with a combination of gravel and paved areas. Several well-established plants decorate the area, and there is a substantial shed, complete with power and lighting, and a fabulous garden cabin/summerhouse which features UPVC windows and doors, attractive cream cladding and has power and lighting.

5 Parkway presents a wonderful opportunity to purchase a two-bedroom bungalow, set in a desirable, quiet location and filled with potential to be updated to suit a new owners taste. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

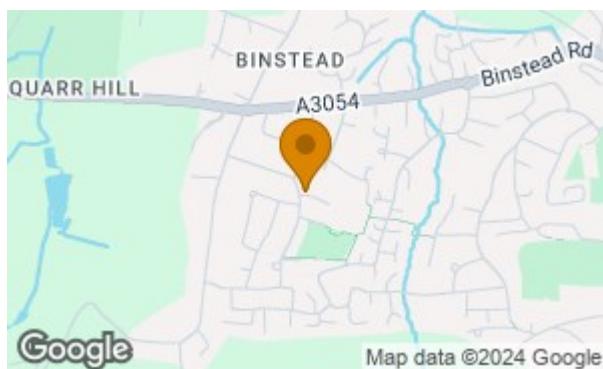
Council Tax Band: C

Services: Mains water, gas, electricity and drainage

## Ground Floor



*Floorplan for illustrative purposes only and may not be to scale*



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

### Agent Notes:

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