

# 14, Brookfield Gardens

Binstead, Isle of Wight PO33 3NP

**£350,000**  
FREEHOLD



Occupying a corner plot within a peaceful cul-de-sac, 14 Brookfield Gardens offers a fantastic opportunity to acquire a spacious, three-bedroom home close to village amenities, beaches and the seaside town of Ryde.

- Detached three-bedroom house
- Well-maintained with potential for modernisation
- First time to the market in 40 years
- South-facing beautifully established garden
- Close to village amenities and beaches
- Offered for sale chain free
- Spacious, open plan lounge-diner
- Located within a peaceful cul-de-sac
- Garage and driveway parking
- Short drive to Ryde and mainland travel links

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

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Set in a prime location near Ryde Golf Club, this well-presented family home enjoys a beautifully established, south-facing rear garden and provides well-arranged accommodation featuring a desirable open-plan living space. Occupied by the current owners since it was built in 1983, 14 Brookfield Gardens is now ready for a new family to appreciate its excellent location and presents an exciting opportunity for modernisation.

Creating a sociable, free-flowing environment, the spacious open-plan lounge-diner allows for plenty of space to create a lounge and dining area which conveniently connects directly with a kitchen and the rear garden. Additionally, the ground floor provides an entrance lobby with a cloakroom, providing extra convenience for guests. From the front elevation, upstairs enjoys lovely green views across the rooftops to the golf course and provides two double bedrooms, a single bedroom or an office and a family bathroom. A further sought-after feature of this property is an attached single-sized garage with a driveway providing off-road parking for up to three vehicles.

Located on the fringes of Ryde close to the village of Binstead, 14 Brookfield Gardens is just a short, pleasant walk to the local Players Beach in Binstead and less than two miles from the popular beaches of Ryde, plus the bustling High Street with its independent boutique shops and an exciting choice of restaurants and bars. Also just moments from the property, Binstead village provides a Post Office and general store as well as a family-friendly gastro pub with an incorporated farm shop. The Binstead community centre and primary school rated 'good' by Ofsted, are situated nearby, as well as a recreational field and a play park. Another benefit of being close to Ryde seafront is having easy access to high-speed foot passenger travel to the mainland with Wightlink's catamaran service and the Hovercraft which only takes ten minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located approximately two miles from the property. Providing good connectivity to many island-wide amenities, this home is within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves nearby Binstead Road every fifteen minutes during the day.

### **Welcome to 14 Brookfield Gardens**

Perched on a corner plot, this attractive red brick detached house has a lawned front garden featuring a mature flowering cherry tree and a flourishing green bank extending to the side. A driveway to the front provides an approach to a garage with a dark-green door and a wood-style composite front door sheltered by a porch canopy.

### **Entrance Lobby**

Upon entering the front door, you are welcomed by an entrance lobby with a window to the side aspect and a door to a cloakroom. Fitted with a radiator and a pendant light fixture, this space has a light-green wall decor and a warm-neutral carpet which continues to the lounge-diner via a multi-pane door.

### **Cloakroom**

With an opaque glazed window to the side aspect, this space provides a low-level w.c. and a wall-mounted corner hand basin with neutral splashback tiles. Warmed by a radiator, this room also has a pendant light fixture and a neutral vinyl floor.

### **Lounge-Diner**

*23'10 x 14'10 max (7.26m x 4.52m max)*

A bay window to the front and a set of patio doors to the rear garden allow for natural light to flow into this spacious room which is warmed by two radiators and has two matching candle-style ceiling lights. Neutrally decorated, the room also contains a Wightfibre internet point, and a large storage cupboard beneath a turning staircase, ascending to the first floor.

## **Kitchen**

*8'07 x 8'01 (2.62m x 2.46m)*

With a window to the rear alongside a glazed door to the garden, the kitchen is fitted with a wood-effect base and wall cabinets with a dark countertop incorporating a 1.5 composite sink and drainer. With a blue and green tiled splashback, the countertop is lit by under-cabinet lighting and provides space beneath for three appliances including plumbing for a washing machine. Cooking appliances include an integrated double electric oven in an elevated position and a gas hob beneath a concealed extractor fan. This room also has a multi-spotlight fixture and a mosaic-style vinyl floor.

## **First Floor Landing**

Fitted with the warm-neutral carpet from the staircase which also continues to the bedrooms, the landing has a series of doors leading to the room, an airing cupboard housing a water cylinder, and a ceiling hatch giving access to a boarded loft space. The space is filled with natural light from a window to the side aspect and has a pendant light fixture.

## **Bedroom One**

*10'04 x 10'01 (3.15m x 3.07m)*

Enjoying picturesque green views beyond the rooftops, this double bedroom has a neutral decor and a large built-in wardrobe spanning one of the walls. There is also a radiator, a pendant light fixture, and a recessed cupboard for extra storage.

## **Bedroom Two**

*11'0 x 10'05 (3.35m x 3.18m)*

Again, fitted with built-in wardrobes and a recessed storage cupboard, this second neutrally decorated double bedroom has a pendant light fixture and window to the rear aspect with a radiator beneath.

## **Bedroom Three**

*7'01 x 6'07 (2.16m x 2.01m)*

Neutrally decorated, this single-sized bedroom has a window to the front aspect and is fitted with a radiator plus a multi-spotlight fixture.

## **Bathroom**

*6'06 x 4'10 (1.98m x 1.47m)*

Finished with a grey wood-effect vinyl floor and neutral wall tiles, this room provides a double-ended bath with a shower over, a dual flush w.c. and a pedestal hand basin beneath an opaque glazed window to the rear aspect.

Warmed by a heated towel rail, this room also includes a multi-spotlight fixture and an extractor fan.

## **Rear Garden**

Offering a delightful, secluded outdoor oasis, this beautiful rear garden provides peace and tranquillity amongst beautiful established trees and shrubbery, creating a haven for nature with frequent visits from red squirrels and a variety of bird species. To the rear of the property, a wide paved patio provides a leisurely spot to enjoy the southerly sunshine and a lawn area beyond edged with a curved pathway features an abundance of mature trees, flowering shrubs and perennial plants such as a magnolia and bramley apple tree, agapanthus, camellia, and fuschia. Fully enclosed, the garden also has a greenhouse, an external tap, and rear door access to the garage plus a side access path with a gate to the front of the property.

## **Garage and Driveway**

To the side of the property, a single-sized attached garage has a dark green up and over door and is approached by a driveway for up to three vehicles. Benefiting from power and lighting, the garage measures 16'07 x 8'02 and houses a Vaillant gas boiler plus an electrical consumer unit.



Providing a peaceful lifestyle within a desirable location, 14 Brookfield Gardens offers a spacious family home and an excellent opportunity for anyone wanting to apply their own personal taste and style. A viewing is highly recommended with the sole agent Susan Payne Property.

**Additional Details**

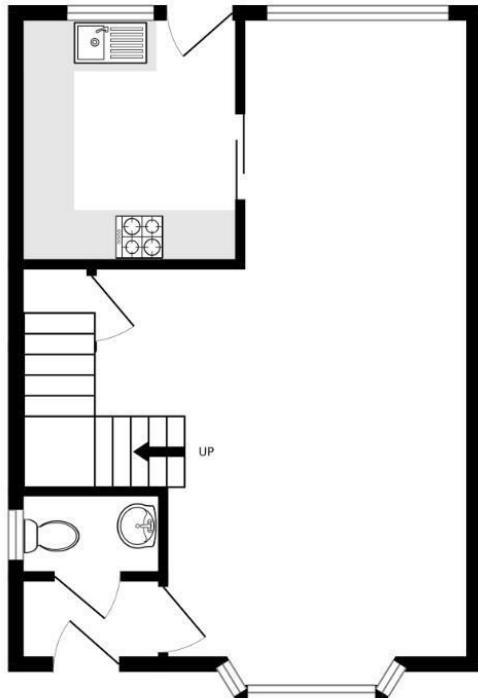
Tenure: Freehold

Council Tax Band: D

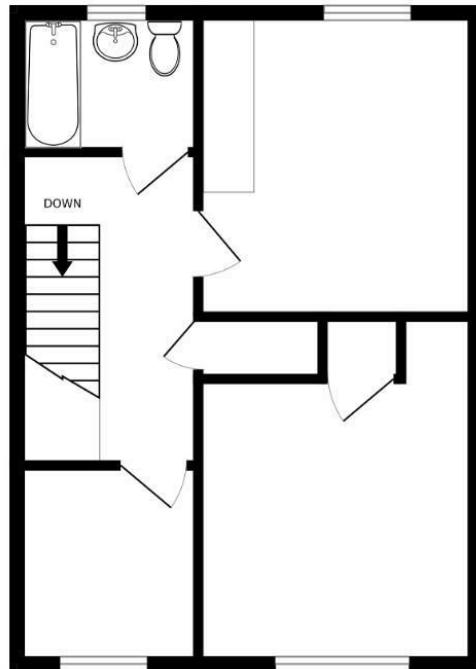
Services: Mains water and drainage, electricity, gas central heating.



**GROUND FLOOR**  
437 sq.ft. (40.6 sq.m.) approx.



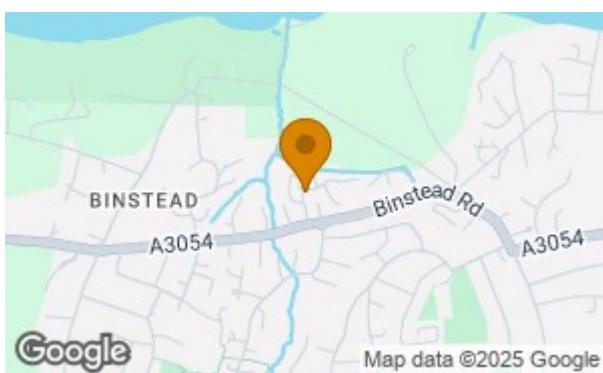
**1ST FLOOR**  
430 sq.ft. (40.0 sq.m.) approx.



**TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		