



Guide Price £338,000
7 THE MALL, BINSTED, ISLE OF WIGHT, PO33 3SE



FABULOUS QUALITY AND LUXURY LIVING!

A beautifully presented **DETACHED BUNGALOW** situated in such a quiet and desirable area of Binstead, renovated throughout to an exceptionally high standard. Set within a large plot, the property offers stylish and contemporary accommodation throughout, including a charming sitting room, bright and welcoming sun room and modern fitted kitchen opening to the garden (bringing 'the outside in'). Added to this there are 2 **DOUBLE BEDROOMS** and a luxury shower room. Finished to an immaculate standard, the home also benefits from quality laminate flooring throughout, double glazing and gas central heating. Occupying a large corner plot, there is **PARKING** for multiple vehicles, together with a **GARAGE**. The enclosed very attractive **REAR GARDEN** features a decked seating area, ideal for outdoor dining and relaxing plus further lawned and seating areas. A superb turnkey home combining quality, comfort and modern living, ready to move in to.

ACCOMMODATION:

A PVC entrance door opens into a spacious porch, featuring contemporary tiled flooring, dual aspect windows and a wall light. Door to:

ENTRANCE HALLWAY:

A welcoming entrance hallway with smart wood-effect laminate flooring (which flows throughout the majority of the bungalow) and doors to all rooms. Storage cupboards x 2, one housing newly installed boiler. Hatch to boarded loft with loft ladder and light fitted. Recessed downlights. Radiator. Doors to:

SITTING ROOM:

A spacious and bright room with continuation of laminate flooring. Window to side with fitted blind. Electric fire and surrounds. Ceiling lights x 2. Radiator. Double glazed French doors to:

CONSERVATORY:

A bright yet cosy space with French doors leading to rear garden. Laminate flooring. Fitted horizontal blinds throughout. Insulated roof making it comfortable living space all year round. Radiators x 2.

KITCHEN:

A modern fitted kitchen with cream cabinetry, wood effect worktops and metro tiled splashbacks. Appliances include double eye level oven/microwave, electric hob, extractor hood, integrated dishwasher, fridge freezer and washing machine. Recessed downlights. Vertical radiator. French doors leading to rear garden.

BEDROOM 1:

A spacious double bedroom with large window to front with fitted blind. Continuation of laminate flooring. Ceiling light. Radiator.

BEDROOM 2:

A further double bedroom. Window to front with fitted blind. Ceiling light. Continuation of laminate flooring. Radiator.

SHOWER ROOM:

A modern fully tiled suite comprising large walk in shower with rainfall and handheld attachments, vanity wash hand basin and w.c. Laminate floor tiles. Heated towel rail. Window with fitted blind. Extractor fan. Ceiling light.

GARDEN:

A fully enclosed south facing rear garden, predominantly laid to lawn and complimented by both paved and decked seating areas, providing the perfect setting for al fresco dining, entertaining and relaxing outdoors.

PARKING:

The property benefits from a generous paved driveway, providing parking for multiple vehicles and leading to the garage.

GARAGE:

Garage with both up and over and pedestrian door access, as well as a large window to the rear garden. Power and light. Brand new roof.

OTHER PROPERTY FACTS:

Conservation Area: No

Council Tax Band: C

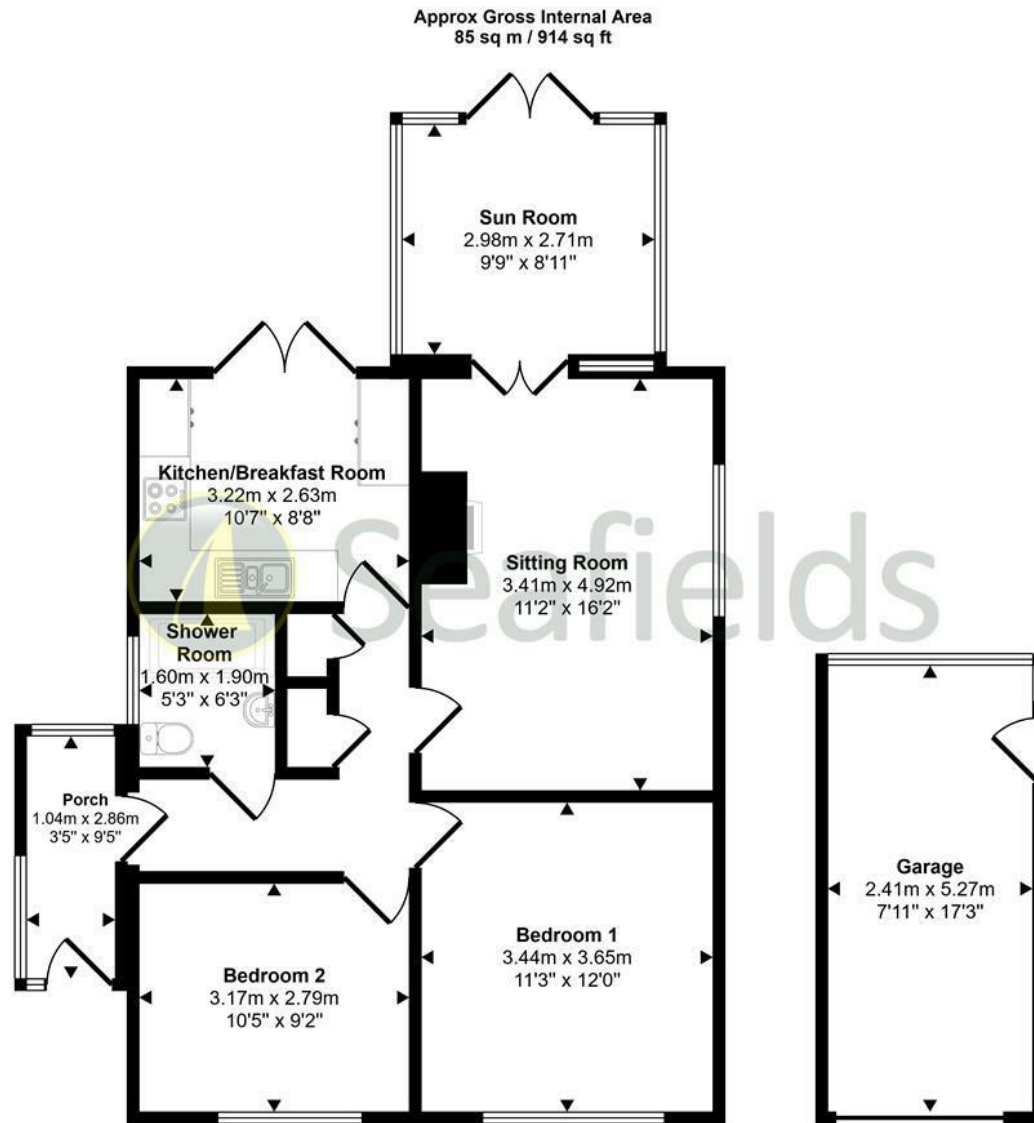
Energy Performance Rating: E

Flood Risk: Very Low

Solar Panels: The property benefits from solar panels providing free electricity whenever they are generating, helping to reduce energy bills. The panels are leased at no cost to the homeowner, with approximately 10 years remaining on the lease, and the arrangement is mortgageable.

DISCLAIMER:

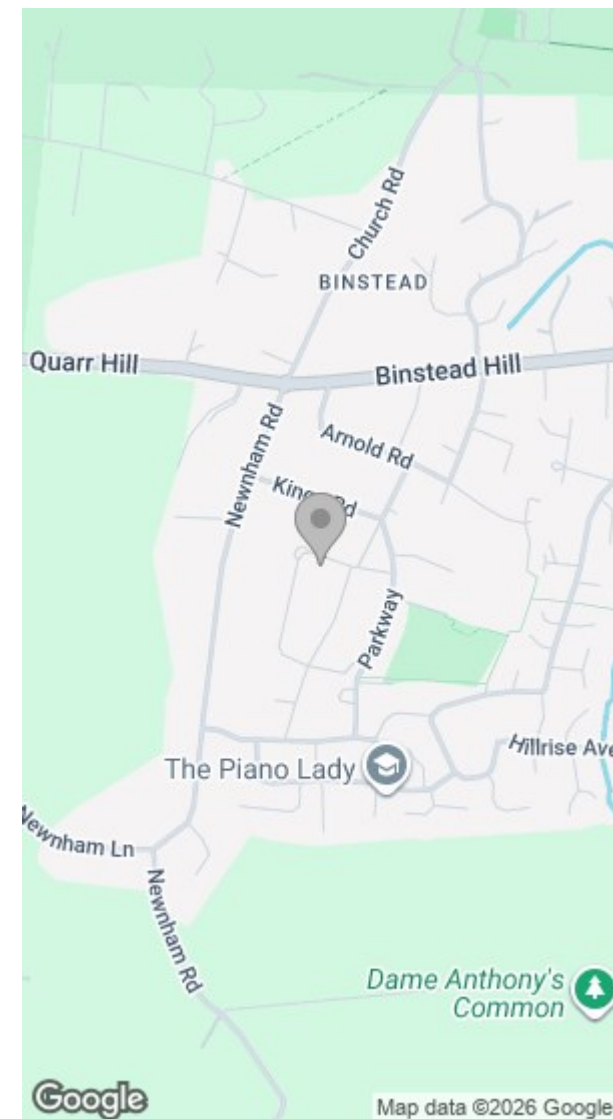
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Floorplan
Approx 72 sq m / 777 sq ft

Garage
Approx 13 sq m / 137 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

