



Guide Price £335,000  
81 BINSTAD LODGE ROAD, RYDE, PO33 3TS



## SPACIOUS AND BRIGHT HOME WITHIN WELL PROPORTIONED PLOT!

Situated in a popular residential setting within easy walking distance of BINSTED amenities, this spacious DETACHED BUNGALOW offers comfortable, very spacious and bright accommodation throughout. The property provides a generous sitting room with plenty of natural light, a separate modern fitted kitchen/diner plus a useful utility area, as well as 3 DOUBLE BEDROOMS, a large modern bathroom plus 2 WCs. Outside, a large driveway offers a deep driveway with OFF-STREET PARKING for several vehicles. There is an enclosed mature REAR GARDEN enjoying a high degree of privacy and provides an excellent space for relaxing/entertaining. Further benefits include DOUBLE GLAZING throughout and GAS CENTRAL HEATING. Offered as CHAIN FREE, this is a fantastic opportunity to secure a well located bungalow in a desirable and quiet residential position.

### ACCOMMODATION:

Accessed via the side of the property, three paved steps lead up to the front door, creating an inviting and practical entrance to the home.

### ENTRANCE HALLWAY:

A welcoming central hallway providing access to all principle rooms, finished with laminate flooring and featuring a ceiling light and radiators x 2. Obscured window to the kitchen allows natural light while maintaining privacy. Linen cupboard housing Glow-worm boiler. Access to loft.

### SITTING ROOM:

A well sized, carpeted sitting room featuring an electric fireplace with decorative surround. A large window to front allows plenty of natural light with vertical blinds. Radiators x 2.

### KITCHEN:

A well appointed kitchen fitted with white high gloss units complimented by contrasting worktops and tiled splashbacks. Integral appliances include electric hob with extractor over, oven and microwave and dishwasher. Inset white ceramic sink unit with chrome taps. Tiled flooring. Radiator. Space for table/chairs. Large window to front providing ample natural light and fitted with roller blind. Door to:

### REAR PORCH:

Accessed from the kitchen, the rear porch features tiled flooring, power supply, and double glazed windows. Space for tall fridge/freezer. PVC door to rear garden.

### BEDROOM 1:

Carpeted double bedroom and enjoying a bright dual aspect with double glazed windows to front and side. Radiator.

### BEDROOM 2:

A well proportioned bedroom, carpeted and featuring a ceiling light and radiator. Large window over-looking rear garden.

### BEDROOM 3:

A third carpeted double bedroom (currently utilised as dining room). Radiator. French doors leading rear garden via 3 patio steps with a railing, providing a bright and airy feel with easy outdoor access.

### UTILITY ROOM:

A useful and well equipped utility room housing the washing machine, with a practical worktop

surface incorporating sink unit. Built in cupboard providing storage, along with additional overhead cabinet. Fully tiled walls and flooring. Heated towel rail. Obscured side window fitted with roller blind.

### BATHROOM/WC:

A very spacious bathroom comprising white suite of bath with shower over, vanity wash hand basin and low level w.c. Shelving. Wall mounted cabinets and a separate worktop area with storage units below. Spot lighting. Tiled flooring. Heated towel rail. Fully tiled. A large obscured window to the rear aspect provides natural light and is fitted with vertical blinds.

### SECOND W.C.:

Comprising w.c. and compact vanity basin. Half tiling to walls. Tiled flooring. Obscured window to side with roller blind.

### GARDEN:

A generous rear garden offering a high degree of privacy. Immediately outside the property is a patio area, ideal for al fresco dining and outdoor entertaining. The remainder of the garden is mainly laid to lawn, bordered by mature shrubs and enjoying a pleasant outlook towards neighbouring trees. Timber shed. Gated access to front where there is an open lawned area.

### DRIVEWAY:

A large driveway providing ample parking for multiple vehicles.

### TENURE:

Freehold.

### OTHER PROPERTY FACTS:

Conservation Area: No

Listed Building: No

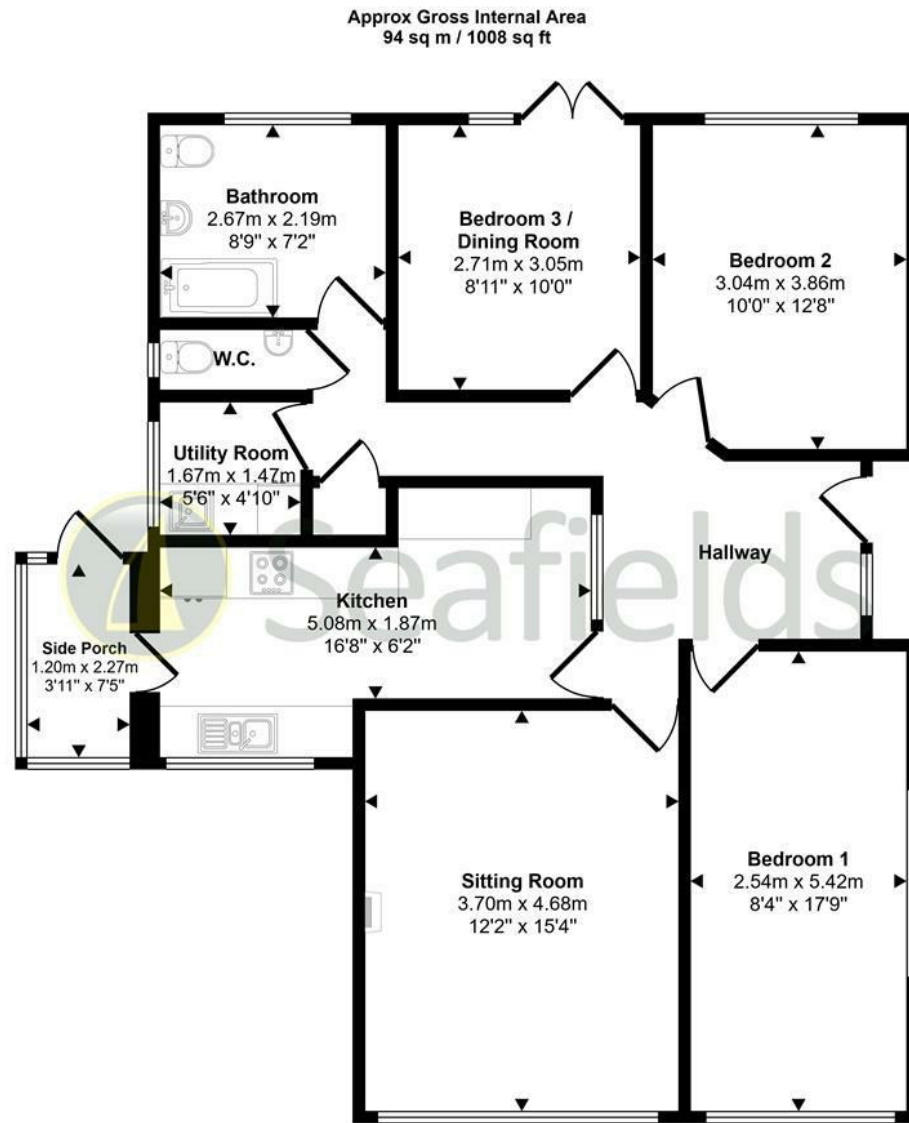
Council Tax Band: D

Energy Performance Rating: Tbc

Flood Risk: Low

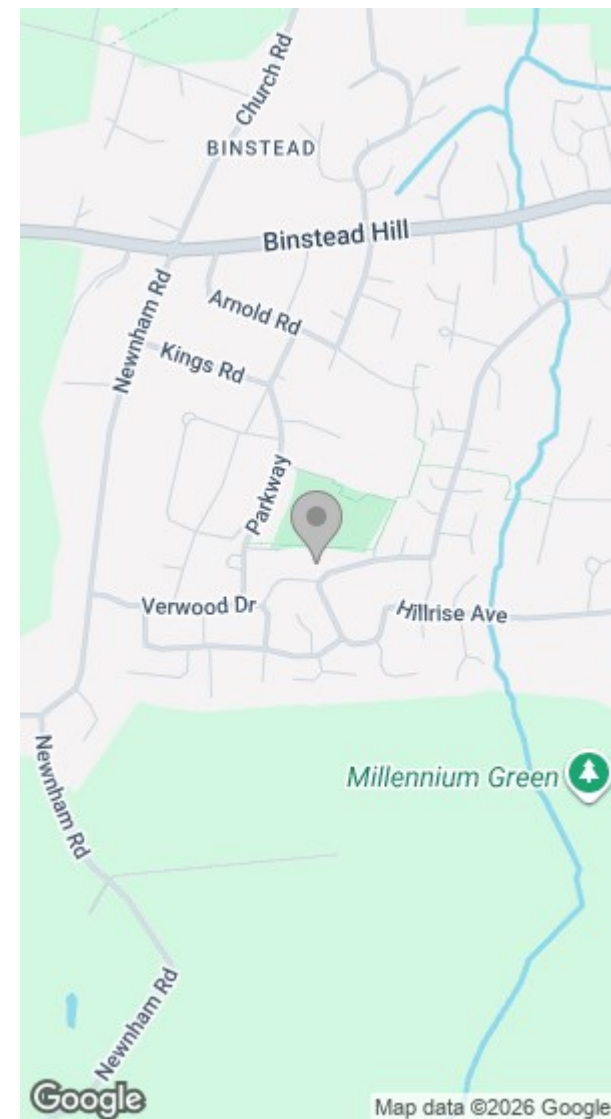
### DISCLAIMER:

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

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 <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current                                     | Potential | Current                                                         | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |

