



Guide Price £299,000

17 BIRCH GARDENS, BINSTEAD, ISLE OF WIGHT, PO33 3XB



Seafields

## **A LOVELY HOME WITHIN TRANQUIL SETTING!**

Located within a sought after cul-de-sac in Binstead on the outskirts of Ryde, this well proportioned and beautifully looked after SEMI-DETACHED HOUSE is so convenient for the local shops, schools and bus route, as well as an easy walk (or short drive) into Ryde town with its amenities, lovely beaches and mainland ferry links. The accommodation comprises a charming sitting room, separate dining room, modern kitchen/diner plus downstairs w.c., with the first floor offering 3 BEDROOMS and a modern bathroom. Added benefits include GAS CENTRAL HEATING (with a recently installed gas boiler), double glazing, a wide driveway providing OFF STREET PARKING, plus a private REAR GARDEN - also including a chalet, 2 sheds and greenhouse. For those seeking low maintenance and convenience, this attractive residence certainly must be seen to be appreciated.

### **ACCOMMODATION:**

Double glazed entrance door into:

### **HALLWAY:**

Wood effect laminate flooring (which flows throughout the ground floor). Carpeted stairs to first floor. Doors to:

### **SITTING ROOM:**

A lovely sitting room with double glazed bay window to front offering pleasant outlook down Birch Gardens. Radiator. Continuation of wood effect laminate flooring. Door to deep under stairs cupboard. Door to Kitchen.

### **KITCHEN:**

A smart modern fitted kitchen comprising good range of matching cupboard and drawer units (including attractive 'dresser' unit). Contrasting work surfaces incorporating inset sink unit. Space and plumbing for washing machine, dishwasher, fridge and electric cooker. Tiled splashbacks. The kitchen continues into a lobby with ample space for tall fridge/freezer. Continuation of wood effect laminate flooring. Doors to dining room, kitchen and downstairs cloakroom/wc. Radiator. Double glazed windows x 2, plus French doors to rear garden.

### **DINING ROOM:**

A separate dining room (accessed from the kitchen as well as the entrance hall). Continuation of wood effect laminate flooring. Radiator. Double glazed window to front. Door to lobby accessing kitchen and w.c. - and return door to Hall.

### **DOWNSTAIRS W.C.:**

Comprising modern suite of w.c. and wash basin. Wood effect laminate flooring. Radiator. Obscured double glazed window to rear.

### **FIRST FLOOR LANDING:**

Carpeted landing with deep linen cupboard. Radiator. Access to insulated loft. Doors to:

### **BEDROOM 1:**

Good sized double bedroom with double glazed window to front. Radiator. Wood effect flooring. Door to very deep over-stairs cupboard. Free-standing wardrobes.

### **BEDROOM 2:**

Well proportioned dual aspect double bedroom with double glazed windows to front and rear. Radiator. Wood effect flooring. Good range of free standing wardrobes.

### **BEDROOM 3:**

Well proportioned single bedroom with double glazed window to rear over-looking cemetery. Radiator. Wood effect flooring. Free standing wardrobe.

### **BATHROOM:**

Modern white suite comprising panelled bath with shower over and screen; pedestal wash basin and w.c. Heated towel rail. Full tiling to walls and floor. Obscured double glazed window to rear.

### **GARDEN:**

There is an easy to maintain, very private rear garden occupying a wide plot and comprising patio and shingled areas - with assorted plant/shrub beds and borders. There are 3 timber sheds (with power) plus a greenhouse. Outside tap. Gated access to the front.

### **DRIVEWAY:**

At the end of this attractive cul-de-sac and opposite a circular planted 'island', a block paved driveway provides off-street parking.

### **OTHER INTERESTING PROPERTY FACTS:**

Tenure: Freehold

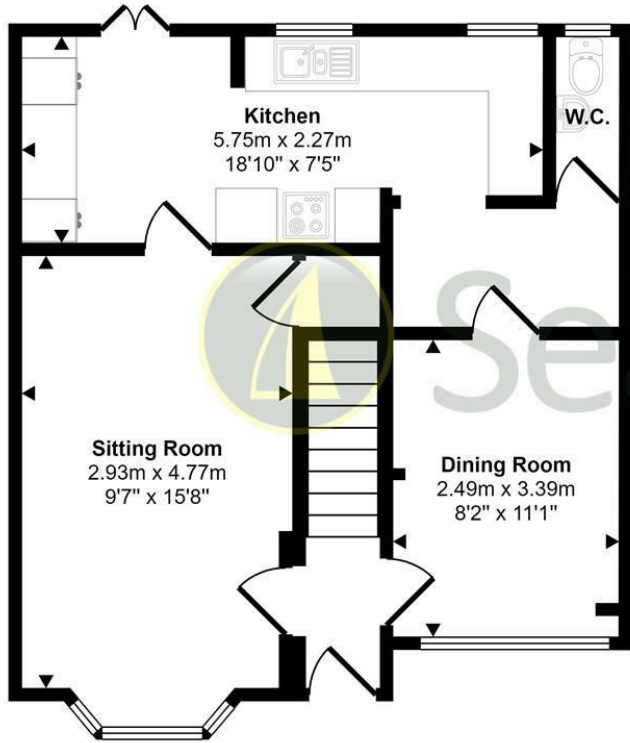
Council Tax Band: C

Energy Performance Rating: D

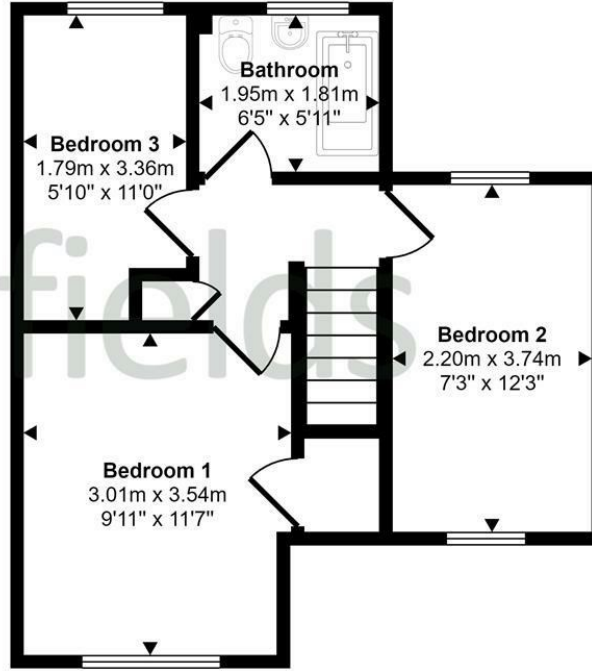
### **DISCLAIMER:**

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.

Approx Gross Internal Area  
81 sq m / 875 sq ft

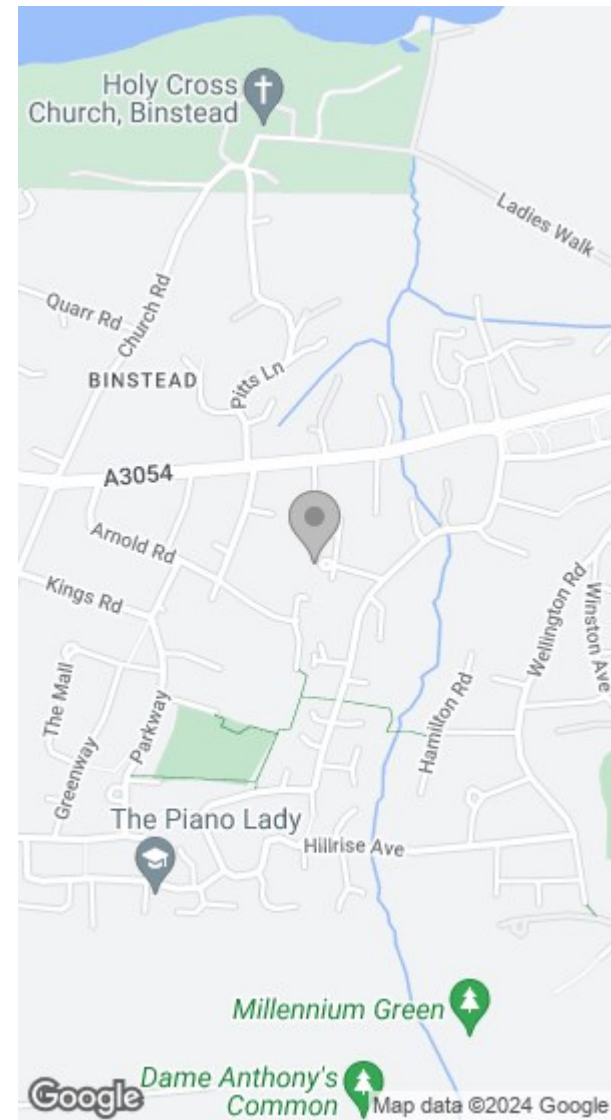


Ground Floor  
Approx 46 sq m / 498 sq ft



First Floor  
Approx 35 sq m / 377 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

