

Guide Price £285,000
70 WELLINGTON ROAD, BINSTEAD, PO33 3QH



SUPERBLY PRESENTED HOME WITH DELIGHTFUL GARDENS!

Welcome to this beautifully maintained SEMI-DETACHED BUNGALOW located in a tranquil setting on Wellington Road. The property comprises a bright and airy sitting room, dining room with open plan aspect into modern fitted kitchen, 3 BEDROOMS plus a modern white bathroom suite. Benefits include gas central heating and double glazing throughout, plus an exquisite REAR GARDEN - beautifully tended and offering a blend of patio, decking, lawn, astro turf plus colourful flower borders and fishpond. There is a smart driveway providing OFF STREET PARKING for 2-3 vehicles - plus a deep side garden store. This residence is conveniently close to the bus route and local shops/schools - and an easy walk or short drive (or pleasant walk) to beaches, Ryde town amenities and mainland ferry links. Certainly a property which MUST BE SEEN to appreciate all that is on offer.

ACCOMMODATION:

Double glazed entrance door into:

ENTRANCE HALL:

Doors to Sitting Room and Bedroom 3/Study.

SITTING ROOM:

A lovely spacious and bright reception room with large double glazed windows (with shutters) to front. Radiator. Luxury vinyl flooring. Doors to Inner Hallway. Open doorway to Kitchen/Diner.

KITCHEN/DINING ROOM:

A very well proportioned open plan room with designated dining area (with recessed downlighters and luxury vinyl flooring). Opening into stylish KITCHEN comprising good range of cupboard and drawer units with contrasting 'black speck' work surfaces over incorporating sink unit. Integral appliances Bosch gas hob; electric eye level double oven; dishwasher and NEFF washing machine. Large Samsung American style fridge/freezer (with water cooler) set within recess. Cupboard housing 'Vaillant' gas boiler. Double glazed window over-looking rear garden, with door to side.

BEDROOM 1:

Carpeted double bedroom with double glazed French doors (and Juliet balcony) with lovely outlook over garden. Vertical radiator.

BEDROOM 2:

Carpeted double bedroom with double glazed window to side. Radiator. Opening to large walk-in wardrobe incorporating shelving and clothes hanging space.

BEDROOM 3/STUDY:

Offering ample versatility (currently a music room but otherwise a third bedroom) with double glazed window to front (with shutters). Cupboard housing electrical consumer unit.

BATHROOM:

Quality white suite comprising P-shaped bath with shower over and curved screen; vanity wash basin and w.c. Full tiling to walls and floor. Heated towel rail. Recessed downlighters.

GARDEN:

A most attractive, enclosed rear garden offering elevated decked and patio areas, with the rest being mainly laid to lawn (one BBQ area and including fishpond). There are well stocked colourful flower/shrub borders. Side door to ideal garden store - with further door leading to front driveway. Lovely views over surround countryside.

DRIVEWAY:

Very wide block paved driveway providing parking for 2-3 cars.

TENURE:

Freehold

OTHER PROPERTY INFORMATION:

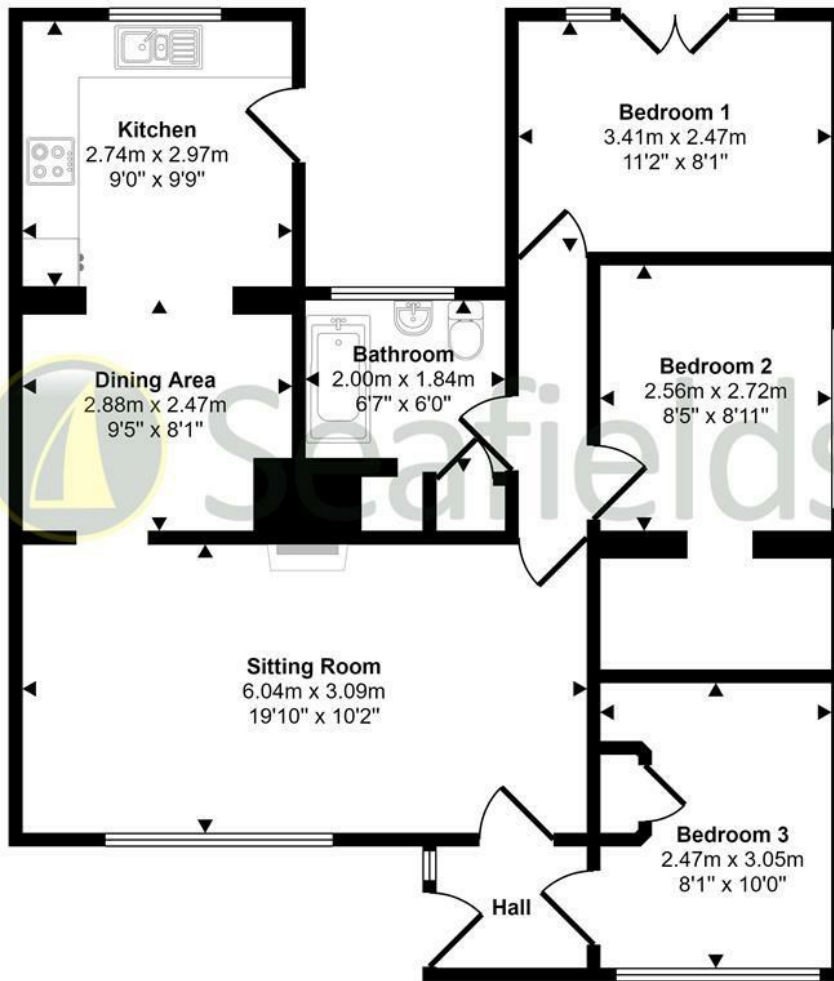
Council Tax Band: C

Construction: Standard

Services: Mains gas, electricity and water

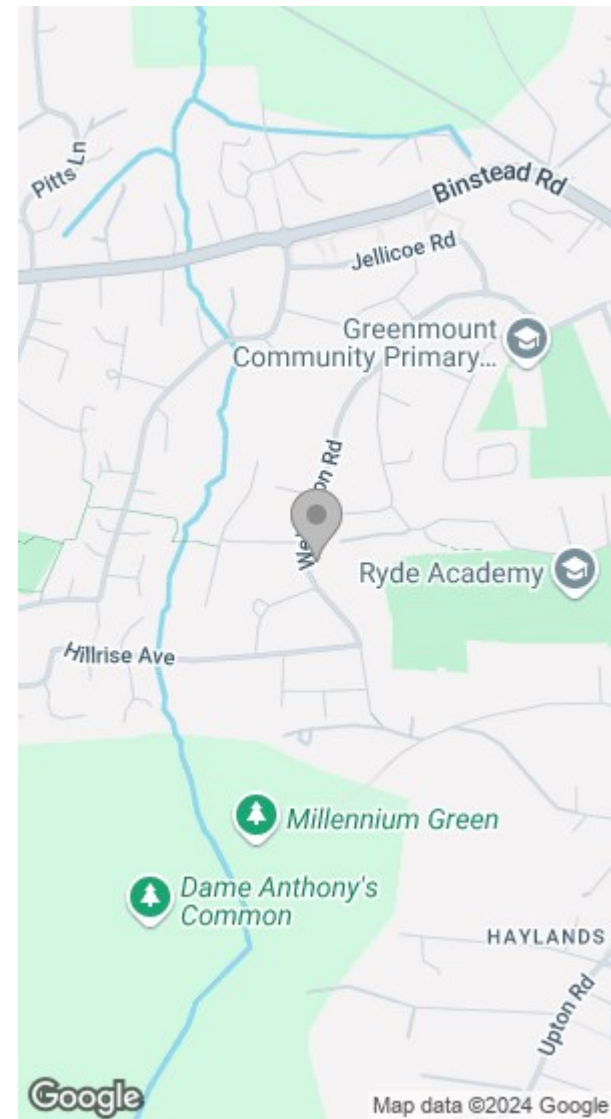
Flood Risk: None

Approx Gross Internal Area
73 sq m / 789 sq ft



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 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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

