

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

3, Rufflers Way

Binstead, Isle of Wight PO33 3LZ



£280,000
FREEHOLD



Conveniently located close to village amenities, this three-bedroom home has been beautifully designed and maintained and has the benefit of an enclosed rear garden, private parking and a garage.

- Fabulous three-bedroom mid-terrace home
- Beautiful design and high-quality finishes throughout
- Enclosed rear garden with a choice of seating areas
- Easy walking distance to local village amenities
- Offered for sale chain free
- Private parking, GARAGE , plus additional visitor parking
- Well-maintained and professionally decorated
- Convenient location surrounded by trees
- Short drive to Ryde and mainland travel links

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

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property
Home Hunters

rightmove

Zoopla

onTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Set in a row of just three terraced homes built in the mid-1990s, this modern mid-terrace property provides a fantastic opportunity to acquire a spacious family home within a quiet, sought-after private cul-de-sac. 3 Rufflers Way has been upgraded by the current owner in a chic, contemporary style throughout and has the added benefit of being sold chain free, so is ready for a new owner to move straight into. Accommodation comprises on the ground floor of an entrance hall with a cloakroom, kitchen, which also has room for a breakfast/dining table, and a lovely, spacious living room which has French doors leading onto the rear terrace. On the first floor, there is a central landing which provides access to all three bedrooms and to the shower room. The property could also be made available furnished, by separate negotiation.

Situated in a highly sought-after private cul-de-sac in popular Binstead, on an exclusive development of four houses and five apartments, the property has country walks on the doorstep with easy access to a network of coastal and rural footpaths. The village of Binstead has a general store with a post office, and is less than two miles from popular Ryde which boasts expansive sandy beaches, independent boutique shops and an exciting range of cafes, restaurants and bars. The property is conveniently located for mainland travel links with high-speed connections from Ryde and a vehicle ferry port at nearby Fishbourne. The property is also within close proximity to bus stops on the route between Ryde and the principal town of Newport, which run every fifteen minutes during the day.

Welcome to 3 Rufflers Way

From the well-maintained private road, a block paved front garden leads up to the smart yellow-brick façade of No 3. A storm porch provides shelter over the soft green composite front door, which provides access into the welcoming entrance hall.

Entrance Hall

extending to 14'11" (extending to 4.56m)

The contemporary style and ambience of the property is immediately evident from the entrance hall, with fresh white décor and a high-quality luxury vinyl tile floor. Stairs lead to the first floor, and the space under creates a fabulous study or additional useful storage area. Doors lead to the kitchen, cloakroom and to the living room. The entrance hall also has a radiator and a pendant light.

Kitchen

11'1" x 9'2" (3.40m x 2.80m)

The LVT flooring and fresh décor continue into the kitchen, which also has plenty of room for a dining or breakfast table. The kitchen comprises a useful combination of base and wall cabinets, finished in cream shaker style and complemented by wood-laminate worktops and neutral tile splashbacks. A window provides a view over the front garden, and is conveniently located over a dark composite 1.5 bowl sink and drainer, which comes complete with a contemporary mixer tap. Integrated appliances include an AEG oven, gas hob and hood, a fridge and freezer and a washing machine. The kitchen is also home to a regularly serviced Vaillant combination boiler and has recessed spot lighting.

Living Room

13'7" x 9'9" extending to 16'6" (4.16m x 2.98m extending to 5.04m)

Spacious and light, the living room has a window and French doors providing access over the rear terrace and lovely views to the garden and trees beyond. The chic neutral décor continues, and is complemented by a stunning Karndean timber-vinyl floor set in a herringbone pattern. The living room also benefits from twin pendant lighting and two radiators.

Cloakroom

Conveniently located on the ground floor, the cloakroom has a window with patterned glass for privacy, a low-level dual-flush WC, wash basin with a white tiled splashback, and a radiator.



First Floor Landing

extending to 11'11" (extending to 3.65m)

Carpeted stairs lead up to the first-floor gallery landing, which has pendant lighting, a radiator and a decorative steel and timber balustrade. There is an access hatch to the boarded loft, a door to a useful airing cupboard, plus doors to all three bedrooms and to the bathroom.

Bedroom One

10'7" x 9'7" (3.25m x 2.93m)

The primary bedroom benefits from a wall of fitted wardrobes, complete with mirror and wood-laminate sliding doors, providing an abundance of storage and reflecting light from the window which provides a charming outlook over the front garden and cul-de-sac beyond. This bedroom also has a pendant light, neutral walls, radiator and a soft neutral carpet.

Bedroom Two

12'2" x 7'7" (3.72m x 2.33m)

Bedroom two is well-proportioned and has a window which provides a lovely view over the rear garden and trees beyond. Presented with neutral décor and carpet, the second bedroom also has a pendant light and a radiator.

Bedroom Three

8'5" x 6'2" (2.57m x 1.89m)

The third bedroom has a window with views to the rear aspect, a pendant light and a radiator, and is finished with neutral décor and carpet.

Shower Room

6'5" x 6'2" (1.97m x 1.88m)

Presented in a combination of soft natural tiling and fresh white walls, the shower room is well appointed and perfectly proportioned. There is a large, walk-in shower with sleek glass screen, a rainshower head and standard attachment, a pedestal basin with a mixer tap and a mirror cabinet over, and a low-level dual-flush WC. The shower room also benefits from a window with frosted glass, an extractor, recessed spotlights and a large heated chrome towel rail.

Outside

To the front, the garden is presented with low-maintenance block paving, and comes complete with an attractive tree and an outside tap. To the rear, the terraced garden is also low maintenance, with a deck spanning the back of the house and providing a wonderful seating or dining area. From the deck, a step leads down to gravel borders, arranged around a central circular patio, and on to a further, lower deck. The garden is enclosed with high-quality fencing, finished in contemporary grey. Set just a few metres further down the cul-de-sac, there is a communal parking area with plenty of space for multiple vehicles, and also the single pitched-roof garage, which features a solid base and a smart grey up-and-over door.

3 Rufflers Way presents an enviable opportunity to purchase a contemporary mid-terrace home, presented to an exceptional standard throughout and set in an extremely convenient and desirable location in popular Binstead. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

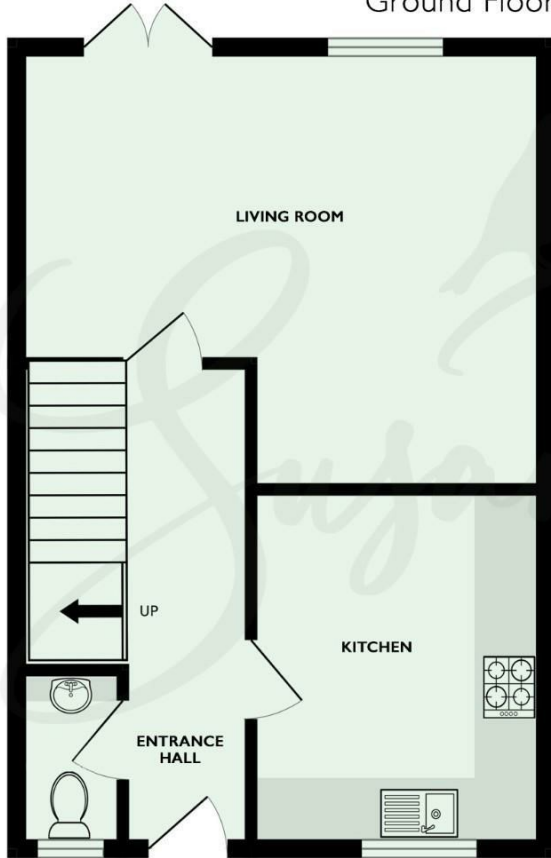
Council Tax Band: C

Estate Charge: Approximately £20/month which contributes the upkeep of the communal areas and private drive.

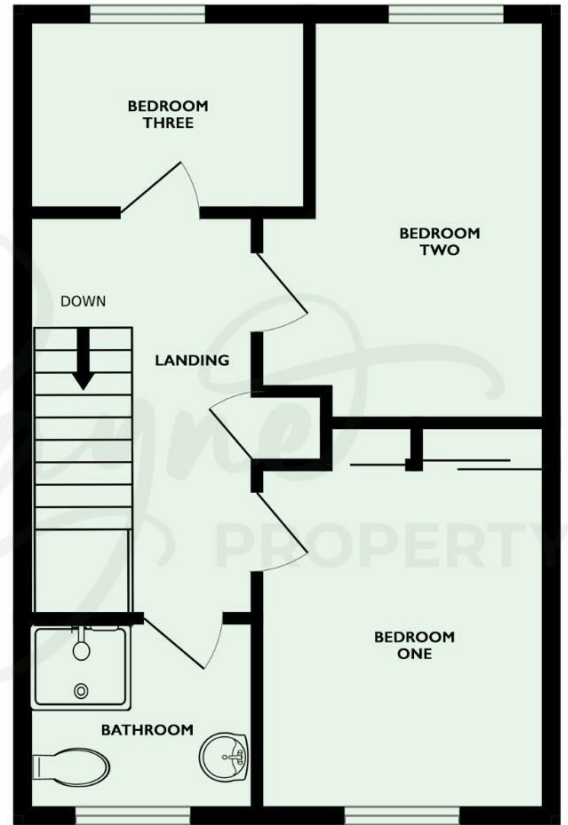
Services: Mains water, gas, electricity and drainage



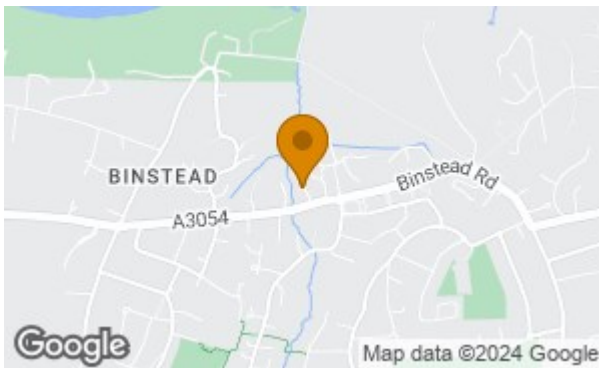
Ground Floor





First Floor



Floorplan for illustrative purposes only and not to scale



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			
England & Wales		EU Directive 2002/91/EC	

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

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.