

Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

1, Rufflers Way

Binstead, Isle of Wight PO33 3LZ



£350,000
FREEHOLD



Set in an exclusive small development, close to village amenities and mainland travel links, this beautifully presented home comes complete with a driveway, garage and a private rear garden.

- Modern three-bedroom link-detached family home
- Spacious living room and a stunning sunroom
- Recently upgraded kitchen with integrated appliances
- Driveway parking plus a garage and overflow parking
- Close to village amenities and mainland travel links
- Beautifully presented and well-maintained throughout
- Immaculately presented, fully enclosed rear garden
- Family shower room and ground floor cloakroom
- Gas central heating and new double glazing
- Easy access to countryside and woodland walks

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



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.



Beautifully presented with contemporary finishes throughout, this superb home was originally constructed in the mid-1990s and has been upgraded by the current owners with recent updates including the addition of a magnificent sunroom, a new kitchen, new windows and the whole house was professionally decorated in a chic, modern scheme less than 12 months ago. In 2020 planning was granted (LPA Ref No: 20/00449/HOU) for a ground floor extension to the side aspect, which has now lapsed but could offer further potential if a new application was made.

Located in the popular village of Binstead on the outskirts of Ryde, this beautiful family home forms part of an exclusive development of four houses and five apartments, set on a private road. Rufflers Way is situated less than two miles from the popular seaside town of Ryde, which boasts expansive sandy beaches, independent boutique shops and an exciting range of restaurants and bars. Binstead village is well serviced by a Post Office and general store as well as a family-friendly gastropub with an incorporated farm shop. The local community centre and primary school rated 'good' by Ofsted are situated nearby, as well as a recreational field and children's park. Conveniently positioned between Ryde and Fishbourne, the property is ideally located for mainland travel links, with high-speed foot passenger services just a ten-minute drive away and a regular car ferry service just 2.2 miles away. Providing good connectivity to many island-wide amenities, this home is within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every fifteen minutes during the day.

Accommodation comprises a welcoming entrance hall, kitchen/breakfast room, spacious lounge, sunroom and cloakroom on the ground floor, with three bedrooms and a family shower room on the first floor.

Welcome to 1 Rufflers Way

From popular Rufflers Way, a gravel driveway leads to the garage and front garden and on to the smart yellow-brick façade of No 1. A storm porch benefits from outside lighting and creates a welcoming entrance over a charming oak front door.

Entrance Hall

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

The quality and style of décor starts in the entrance hall and continues throughout the house, with elegant soft grey walls, fresh white trim and beautiful oak flooring. The space under the stairs is open, providing further storage or study/desk area. There is a feature light, radiator, stairs to the first floor and oak doors lead to the kitchen/breakfast room, lounge and to the cloakroom.

Lounge

16'4" max x 13'7" max (5.00m max x 4.16m max)

The L-shaped lounge is spacious and light, with full height windows and oak bi-fold doors creating a seamless link with the generously proportioned sunroom. The lounge has twin ceiling lights, an attractive botanical print feature wall, a radiator and is finished with a plush neutral carpet.

Sunroom

15'1" x 11'6" (4.62m x 3.51m)

A magnificent addition, constructed 5 years ago and with the balance of the 10 year warranty remaining, the sunroom has a glazed lantern roof and rear elevation, with French doors providing access on to the terrace. There are recessed spotlights and oak flooring, which also benefits from electric underfloor heating.



Kitchen/Breakfast Room

11'1" x 9'1" (3.39m x 2.77m)

Completely renewed in 2022, the kitchen is a wonderful mix of base and wall cabinets, finished in contemporary soft grey and complemented by oak effect laminate worktops and splashbacks, and a high-quality luxury vinyl tile floor. The kitchen has a sunny outlook, with a window looking over the front garden, and the space also benefits from recessed spotlights and a radiator, plus there is plenty of room for a small breakfast table. Integrated appliances include a fridge/freezer, microwave, washing machine, dishwasher, oven and induction hob with a concealed extractor hood over, and there is also an inset 1.5 bowl composite sink and drainer with a swan neck mixer tap. The kitchen is also home to the regularly serviced Vaillant combi boiler.

Cloakroom

The ground floor cloakroom is perfectly proportioned, with recessed spotlights, a radiator, oak flooring and a window to the front aspect with patterned glass for privacy. There is a dual-flush low-level WC and a fitted vanity unit with storage, a mixer tap and a tasteful stone mosaic splashback.

First Floor Landing

extending to 12'0" (extending to 3.67m)

A carpeted staircase ascends to the first-floor gallery landing, which has a radiator, and a hatch which gives access to an insulated and boarded loft which also has power. Contemporary grey painted oak doors lead to all three bedrooms, to the shower room and to a useful airing cupboard.

Bedroom One

10'6" + wardrobes x 9'6" (3.22m + wardrobes x 2.91m)

The primary bedroom is light and bright, with the soft décor and plush carpet continuing and a window to the front aspect. There is a radiator under the window, a pendant light and a whole wall of fitted wardrobes.

Bedroom Two

12'2" x 9'6" max (3.71m x 2.91m max)

Another well-proportioned bedroom, with a window providing a lovely view over the back garden and to trees beyond. Featuring similar décor to the rest of the first floor, the second bedroom also benefits from a pendant light and a radiator.

Bedroom Three

8'4" x 6'1" (2.56m x 1.87m)

The third bedroom is currently arranged as a comfortable dressing room, and has a window to the rear aspect with green views, neutral décor and carpet and a spotlight bar.

Shower Room

Well-appointed, with a mix of stone-finish large scale tiles, stone mosaic detailing and fresh white walls, the family shower room has a window with patterned glass for privacy, recessed spotlights and an extractor fan. There is a beautiful countertop basin with a mixer tap, set on a natural timber counter, matching glass and wood shelving, large corner shower unit, a dual-flush low-level WC and a heated chrome towel rail.

Outside - Front

A fabulous Japonica bush and mature palms enhance privacy in the front garden, which is a mix of paving and pebble borders. The gravel driveway provides parking and is set to the side of the front garden, giving access to the garage and on to the wide side path which connects to the rear garden via secure gates and also provides the perfect position for bin storage.



Garage

17'0" x 8'11" (5.20m x 2.73m)

The good-size garage has an up-and-over door, solid concrete floor, window to the rear aspect, power and lighting and is open to its pitched roof, providing further storage.

Outside - Rear

A fabulous stone terrace spans the rear of the house, connecting with the side path and creating multiple seating area options. There is also an inset mount for a washing line, and from the terrace steps lead down to a lawn, further borders and a decked area to one corner. The garden is enclosed with high-quality close-board fencing, with surrounding trees creating a wonderful green backdrop as well as a lovely dappled shade.

Parking

The driveway provides parking for two cars, plus there is space in the single garage if required. Furthermore, at the end of Rufflers Way is a communal car parking area which provides overflow parking and is shared between all properties.

Summary

1 Rufflers Way presents an enviable opportunity to purchase a charming link detached 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

Services: Mains water, gas, electricity and drainage.

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



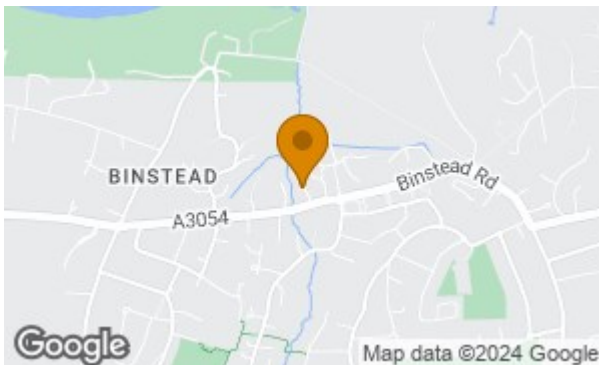
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



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		69	82
	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.