

*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# 14, Bourn Close

Binstead, Ryde, PO33 3TW



**£335,000**  
FREEHOLD



Tucked away in a peaceful cul-de-sac, this charming semi-detached property offers an immaculate, well-maintained home complete with a sunny south-facing rear garden offering scenic views.

- Offered for sale chain free
- Immaculate and well-maintained throughout
- Nestled within a quiet cul-de-sac
- Driveway parking and a garage
- South-facing, beautifully established rear garden
- Semi-detached three-bedroom home
- Picturesque rural outlook from the rear
- Light and airy lounge-diner and a sunroom
- Countryside walks on the doorstep
- Peaceful location within easy reach of amenities

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

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Offered for sale chain-free, 14 Bourn Close is perfectly positioned within a sought-after residential area and benefits from naturally light, well-arranged accommodation. This well-loved, neutrally decorated home is presented in an immaculate, ready-to-move-in condition and also provides the new owners with a wonderful opportunity to modernise if desired. Arranged over two floors, this delightful house offers a spacious kitchen with a handy utility cupboard, and a central hallway leading to a ground floor bedroom complete with built-in wardrobes, a sunroom/porch giving access to a garage and garden, and a naturally light lounge-diner with wide patio doors offering scenic views beyond the south facing rear garden. On the first floor, there are two further double bedrooms with a lovely green outlook and a well-presented, fully equipped bathroom.

With a picturesque outlook of a neighbouring field, the beautifully established rear garden offers a tranquil outdoor environment in a fantastic south-facing position to make the most of the sunshine throughout the day. A further sought-after feature of this property is a private driveway for one vehicle leading to an attached single-sized garage offering the potential to be converted into additional accommodation if required (subject to gaining planning consent).

Situated in a highly sought-after area of Binstead, 14 Bourn Close has countryside walks on the doorstep with a network of footpaths connecting to the beautiful Millennium Green and Dame Anthonys Common. 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, with the No.37 stop just a short walk away, which provides an hourly service into Ryde, and from the main road in the village there is also a regular route between Ryde and the principal town of Newport.

### **Welcome to 14 Bourn Close**

Set in a quiet cul-de-sac position, the property has a block paved driveway to the side leading to a garage and a pretty front garden surrounded by well-kept fencing. A charming picket gate opens to a curved block paved pathway, passing the low-maintenance gravel garden with pretty flowering shrub borders. The path leads to a couple of steps giving access to a partially glazed upvc front door.

### **Kitchen**

*10'09 x 9'10 (3.28m x 3.00m)*

Fitted with a vinyl floor and wood-effect base and wall cabinets with a dark countertop with splashback tiling above. The countertop incorporates a 1.5 stainless steel sink and drainer located beneath a window to the front aspect and there is under-counter space with plumbing for a dishwasher, plus an integrated fridge. A large under-stair utility cupboard provides plumbing for a washing machine. Integrated appliances include an electric Neff double oven and a gas hob beneath a concealed cooker hood. A glazed multi-pane door opens to the central hallway.

### **Hall**

This carpeted space gives access to a stairwell to the first floor and has doors leading to the lounge-diner, a ground floor bedroom, and a sunroom/rear porch.

### **Lounge-Diner**

*19'08 x 9'10 (5.99m x 3.00m)*

Bathed in natural light, this dual aspect room benefits from a window to the side and wide patio doors overlooking the rear garden and field views beyond. This carpeted room also has an electric fire with a stone surround which incorporates a corner ledge for a television.



### **Sunroom/Porch**

*10'09 x 4'09 (3.28m x 1.45m)*

With paved stone steps down from the hall and a vinyl floor, this space has glazed door access to the rear garden and the garage and provides a large rear porch area or the perfect spot to arrange seating for use as a charming sunroom.

### **Bedroom Three (Ground Floor)**

*7'10 x 7'07 (2.39m x 2.31m)*

With a window to the front aspect, this carpeted bedroom benefits from fitted wardrobes spanning an entire wall space.

### **First Floor Landing**

Continuing with the carpet from the staircase, this space has an airing cupboard, a loft hatch, and panel doors to the following rooms:

### **Bedroom One**

*11'04 x 8'04 (3.45m x 2.54m)*

With a large window to the rear aspect, this double bedroom has a lovely green outlook and is carpeted.

### **Bedroom Two**

*19'04 max x 8'09 max (5.89m max x 2.67m max)*

A further carpeted double bedroom with a window to the front and side aspect, eaves storage cupboards, and a full-height recessed cupboard.

### **Bathroom**

*7'06 x 5'07 (2.29m x 1.70m)*

Offering a neutral theme, this bathroom has fully tiled walls with a mosaic strip border and a vinyl tile-effect floor. A white suite comprises a corner bath with a shower fixture, a shower cubicle with an electric shower unit, a dual flush w.c, and a vanity hand basin beneath two opaque windows to the rear aspect. There is also a chrome heated towel rail and a fitted wall unit.

### **Rear Garden**

Making the most of the sunshine throughout the day, this south-facing rear garden offers a peaceful outdoor retreat with scenic green views beyond a low wooden fence. Fully enclosed with hedge and fence boundaries, the garden has been well-designed with a combination of gravel areas, a green lawn space with flowering shrub borders and a mature cordyline, and a paved seating terrace with patio door access to the lounge-diner. A side gate leads to the driveway at the front of the property.

### **Driveway and Garage**

A block paved driveway to the front provides off-road parking for one vehicle and leads to a single-sized garage with an electric roller door, plus power and lighting.

14 Bourn Close is an immaculate home set in a desirable, peaceful location with the added benefits of a south-facing rear garden and scenic rural views. A viewing is highly recommended with the sole agents Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C

Services: Mains Water and Drainage, Electricity and Gas Central Heating.



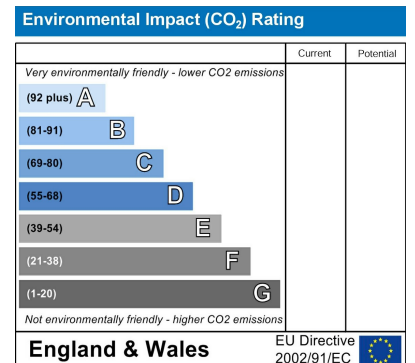
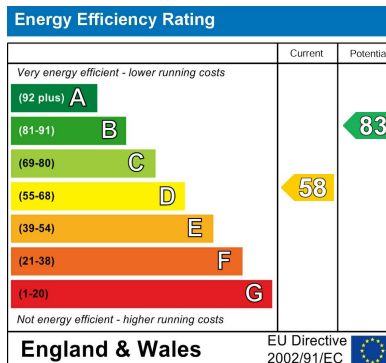
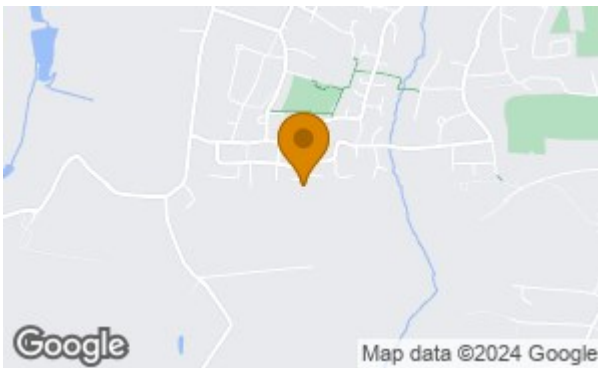
GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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.  
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