



28, Binstead Lodge Road

Ryde, PO33 3SG



£355,000
FREEHOLD



Renovated to a high standard, this beautiful, detached bungalow situated in a quiet residential area offers spacious accommodation with three bedrooms, a beautiful cottage garden and driveway parking.

- Detached bungalow
- Beautifully presented and maintained
- Occupying a spacious corner plot
- Close to countryside walks and beaches
- Driveway and garage parking
- Three double bedrooms
- Recently updated and renovated
- Situated in a quiet, residential area
- Conveniently located to amenities and travel links
- Delightful cottage garden to rear

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

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Located just a short distance from the bustling town of Ryde, this detached bungalow is perfectly positioned to enjoy a quiet lifestyle with plenty of countryside walks on the doorstep. The property benefits from a corner plot position boasting a fabulous frontage mostly laid to lawn with beautifully planted flower borders. Sympathetically renovated and updated by the current owners to offer tastefully decorated interiors, modern kitchen and bathroom, as well as updating the central heating system, this lovely bungalow is light and bright and offers spacious accommodation throughout. The accommodation comprises a porch leading to the entrance hall which provides access through the property leading to a lounge-diner, kitchen, three double bedrooms, and the shower room as well as two storage cupboards, one containing the gas combination boiler. The driveway is situated to one side of the property and offers ample off-road parking as well as featuring a garage at the end. Tucked away in a private spot is the garden which is beautifully planted and offers a sunny spot to sit and enjoy the sunshine. The property also benefits from solar panels which are a brilliant addition and provides electricity for the property on those sunny days.

Situated in a highly sought-after area of Binstead, 28 Binstead Lodge Road offers the best of both worlds with a network of rural footpaths, a local beach, and plenty of village conveniences within easy reach. The village of Binstead provides a general store with a Post Office, a family-friendly gastropub, a thriving community centre, two recreational fields and a primary school. Located just a couple of miles from the centre of Ryde, this fabulous home is ideally situated for mainland ferry links and the Southern Vectis route number 9 connecting to Ryde and Newport which serves nearby Newnham Road every ten minutes in the daytime as well as a local bus (37) which serves Binstead Lodge Road to Ryde. Therefore, it has good connectivity to the many facilities and amenities offered in each town which include wonderful eateries, independent shops, beautiful sandy beaches, Island-wide travel links, cinemas and community theatres.

Welcome to 28 Binstead Lodge Road

A pathway from Binstead Lodge Road leads up to the obscure glazed porch with stunning flower beds either side. Additionally, there is access to the house through a side door from the driveway.

Porch

5'10" x 3'1" (1.79m x 0.95m)

This handy porch space provides a fantastic space to store coats and shoes as well as muddy boots from long ambles through the nearby woodland and countryside. The tile flooring makes for a durable surface and a glazed door leads to the main entrance hall.

Entrance Hall

extending to 18'11" (extending to 5.79m)

Carpeted with a neutral carpet that flows through most of the property, this fantastic space is beautifully light and leads through the bungalow. There are two cupboards in this space, one concealing the boiler, plus there is access to the partially boarded loft with a pull-down ladder from here.

Lounge - Diner

17'10" x 11'10" (5.45m x 3.63m)

Flooded with natural light from the dual aspect windows to the front and side, this fantastic room benefits from ample space for lounging and dining furniture as well as a gas fire with a wooden surround. The décor creates a calming atmosphere with gentle green tones.



Kitchen

10'6" x 9'10" (3.21m x 3.01m)

Finished with neutral base and wall cabinets with a grey worktop, this spacious kitchen offers plenty of storage, a lovely sink and drainer, plus there is under counter space for two appliances including plumbing for a washing machine and dishwasher, plus there is space for a freestanding fridge freezer. The gas hobs and electric oven are integrated plus there is a door and a window to the side aspect, and the space is finished with neutral tones and a patterned vinyl floor.

Bedroom One

14'7" x 8'11" (4.46m x 2.73m)

Generously proportioned and situated to the rear of the property with views over the garden from the window to the rear aspect, this fabulous double bedroom is tastefully decorated and has ample space for bedroom furniture.

Bedroom Two

11'5" x 11'3" (3.49m x 3.43m)

Benefitting from dual aspect windows to the front and side aspect, this fantastic sized bedroom is currently set up as a twin bedroom with ample space for bedroom furniture. The double bedroom is neutrally decorated.

Bedroom Three

9'10" x 8'11" (3.02m x 2.72m)

Also situated to the rear of the property with views over the garden, this fantastic sized third bedroom lends itself to a multipurpose room and could be utilised as a bedroom, craft room, office, or even a gym.

Shower Room

8'0" x 5'5" (2.46m x 1.66m)

Presenting a beautifully modernised shower room which comprises a large shower cubicle, a vanity hand basin and a w.c. There are two obscure glazed windows to the side access and there is smart wall tiling behind the shower. The space is finished with a chrome heated towel rail, an extractor fan, and a patterned vinyl floor.

Garden

Beautifully designed and created by the current owners, this stunning cottage garden enjoys the sunshine for most of the day and offers a range of raised beds planted with a variety of flowers, fruit, and vegetables. A greenhouse in one corner of the garden is the perfect spot to grow tomatoes, and the rest of the garden is paved creating plenty of seating areas whilst also keeping it fairly low maintenance. The garden is partially enclosed and there is a gate to the side leading to the front of the house.

Garage and Parking

Situated at the end of the long driveway is a single garage with an electric garage door. It provides additional storage as well as space to store garden tools, bikes or a small car.

28 Binstead Lodge Road presents a fantastic opportunity to acquire a beautifully maintained and updated three-bedroom bungalow with a delightful garden in a convenient location. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: D (approx. £2,433.67 pa - Isle of Wight Council 2024/2025)

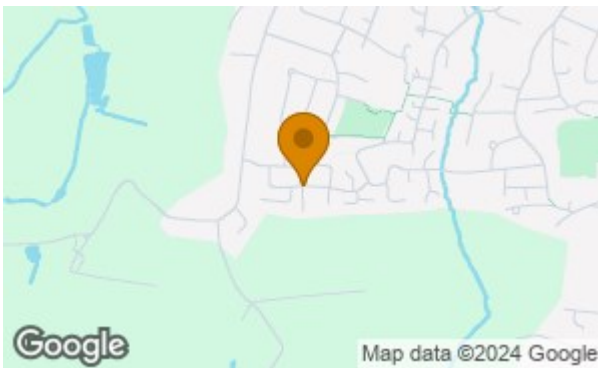
Services: Mains water, drainage, gas, solar panels are leased (approx. 9 years left)



GROUND FLOOR
 1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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 floorplans 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; border-radius: 50%; display: flex; align-items: center; justify-content: center; margin-right: 5px;">56</div> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; border-radius: 50%; display: flex; align-items: center; justify-content: center; margin-right: 5px;">87</div> </div>
(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 CO2 emissions			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; border-radius: 50%; display: flex; align-items: center; justify-content: center; margin-right: 5px;">56</div> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; border-radius: 50%; display: flex; align-items: center; justify-content: center; margin-right: 5px;">87</div> </div>
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Agent Notes:

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