

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 8, Pellview Close

Binstead, Isle of Wight PO33 3TU



£325,000  
FREEHOLD



Nestled away in a popular, peaceful location, this superb single-storey property offers an immaculate, well-maintained home complete with a desirable south-facing rear garden, a driveway and a garage.

- Offered for sale chain free
- Immaculate and well-maintained throughout
- Tucked away on a quiet residential cul-de-sac
- Driveway parking and a garage
- South-facing rear garden backing onto countryside
- Detached single-storey home
- Two double-sized bedrooms
- Kitchen-diner and separate utility room
- 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, 8 Pellview Close is positioned within a sought-after residential area and benefits from spacious, well-arranged accommodation which is bathed in natural light throughout. The property is presented in an immaculate ready-to-move-in condition and also provides the new owners with an exciting opportunity to modernise if desired.

Upon approaching the property, the pristine roof tiling, smart facade, and well-designed low-maintenance front garden provide an accurate representation of this well-maintained home. Offering a welcoming and spacious environment, the entrance hall forms the main entry point into the home and gives access to each of the rooms. The rooms comprise a spacious living room connecting with the rear garden, a large kitchen-diner leading to a handy utility room, two double-sized bedrooms, and a well-presented shower room. Boasting a sunny south-facing position, the well-designed rear garden backs onto a beautiful rural setting and offers a low-maintenance outdoor retreat with plenty of space to arrange furniture. A further sought-after feature of this property is a smart resin driveway for up to three vehicles and an attached garage offering potential to be converted into additional accommodation if required (subject to gaining planning consent).

Situated in a highly sought-after area of Binstead, the property has country 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 two minutes away, which provides an hourly service into Ryde, and from the main road in the village there is also a route between Ryde and the principal town of Newport, which runs every ten minutes during the day.

### **Welcome to 8 Pellview Close**

Set in an elevated position, providing a pleasant outlook across the rooftops, the property has a driveway with a garage to the side and a raised artificial lawn edged with a slate border. A set of sliding glazed doors open to the entrance hall and gates on either side of the property give access to the rear garden.

### **Entrance Hall**

*15'01 x 6'06 max (4.60m x 1.98m max)*

Stepping up from the entrance door, this spacious hall is full of natural light and is presented with a fresh white wall decor and a patterned carpet which continues to the bedrooms and living room. This space benefits from an airing cupboard housing a regularly serviced gas combination boiler and a built-in storage cupboard. There is also a telephone/internet point, a central heating thermostat, and a ceiling hatch giving access to a well-insulated loft space with lighting.

### **Living Room**

*16'07 x 10'06 (5.05m x 3.20m)*

This neutrally decorated room provides a direct connection to the rear garden via wide patio doors and to the kitchen via an open arched doorway. With an opaque glazed internal window to the entrance hall, this room also includes a mid-century-style gas fireplace connecting to wall shelving, a telephone point, and a television aerial connection.



### **Kitchen-Diner**

*15'04 x 8'09 (4.67m x 2.67m)*

Boasting a dual aspect with a window to the rear and side, this room offers space to position a dining table on a carpeted area and has a wood-effect laminate floor in the kitchen area, creating a sense of separation. Providing ample storage space, there is a range of fitted wood-effect cabinets with neutral and grey splashback tiling plus a countertop which incorporates a composite 1.5 sink and drainer. The cabinets include an integrated double gas oven with a hob and concealed cooker hood above. Neutrally decorated, the room also includes an opaque glazed door to the utility room.

### **Utility Room/Sunroom**

*7'05 x 5'03 (2.26m x 1.60m)*

This naturally light space has an expanse of windows and glazed doors to the front and rear, giving access to the rear garden. Neutrally decorated, this room also has a vinyl floor, plumbing for a washing machine and a tap on the external wall of the kitchen.

### **Shower Room**

With an opaque window to the side aspect, this well-presented shower room is finished with a neutral tiled floor and coordinating wall tiling around a dual flush w.c, a vanity hand basin, and a large walk-in shower with a Mira electric shower unit. There is also a wall-mounted wood-effect cabinet with a mirror.

### **Bedroom One**

*12'04 into wardrobe x 9'05 (3.76m into wardrobe x 2.87m)*

Featuring a large window to the front aspect offering lovely elevated views, this double-sized bedroom has neutral walls and benefits from fitted a wardrobe with triple mirrored sliding doors. There is also a set of built-in drawers and a television aerial connection.

### **Bedroom Two**

*10'05 x 9'08 (3.18m x 2.95m)*

Again, with a large window to the front aspect, this second double bedroom is fitted with a range of storage units comprising a triple wardrobe, and a set of drawers spanning one wall with matching wall-mounted cabinets above.

### **Rear Garden**

Making the most of the sunshine throughout the day with its south-facing position, the rear garden offers a wealth of space to create an outdoor living environment with its large paved terrace and raised gravel areas which can also be personalised with planters and/or garden ornaments. The rear garden is fully enclosed with high-quality fencing and also benefits from shed/workshop benefiting from a workbench, power and lighting.

8 Pellview Close is an immaculate and well-maintained single-storey home, set in a very desirable location with the added benefits of a south-facing rear garden, driveway parking and an attached garage. A viewing is highly recommended with the sole agents Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D

Services: Mains water, gas, electricity and drainage

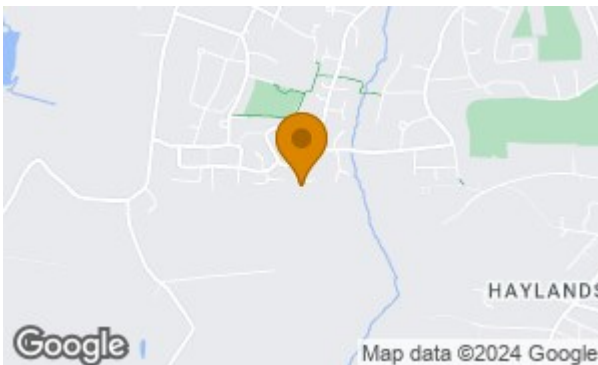



**GROUND FLOOR**  
 857 sq.ft. (79.7 sq.m.) approx.




TOTAL FLOOR AREA: 857 sq.ft. (79.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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