

SPENCE WILLARD



31 Verwood Drive, Binstead, Isle of Wight, PO33 3SS



# *A well-presented three bedroom house with light modern living space, enclosed landscaped gardens and a garage.*

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



31 Verwood Drive is located in a popular residential area within Binstead. The property has been comprehensively refurbished and modernised with light living space, tasteful décor, solid oak internal doors, recently installed combination boiler and new uPVC windows, fascia's and soffits throughout. There are three bedrooms and a recently installed family bathroom at first floor level, with sitting room, open plan kitchen/dining room overlooking the rear garden on the ground floor. The gardens are beautifully landscaped providing an ideal space for outdoor dining. There is also plenty of further storage offered in a garage situated to the rear of the house accessed from the garden.

The village of Binstead has a popular Ofsted rated 'Good' primary school, village shop with post office and pub. For those who love the great outdoors, the countryside bordering the south east of Binstead offers a network of footpaths including to Binstead Beach and Quarr Abbey with its popular tea rooms, and on to nearby Wootton Creek and Firestone Copse. Situated in close distance to the bustling town of Ryde, with its plethora of shops, restaurants, bars and amenities. Fast passenger ferries to Portsmouth and Southsea (about 15 minute crossings), a marina, excellent beaches and Ryde School.

#### Accommodation

##### Entrance

Steps rise to a composite glazed door and side light.

##### Hallway

Carpeted hallway with plenty of space for hanging coats.

##### Sitting Room

An attractive room with large picture bay window overlooking the front aspect.

##### Open plan Kitchen / Dining Room

A light room spanning the width of the property with windows overlooking the rear garden. Offering a full range of shaker style under-counter and wall-mounted storage units with tiled splashbacks, stainless steel sink with mixer tap over. Rangemaster gas oven with four ring hob, space and plumbing for washing machine, fridge and freezer. Spacious pantry cupboard underneath the stairs for further storage.



#### First Floor

Carpeted stairs with solid oak handrail and stainless steel spindles rise to a galleried landing with large airing cupboard housing recently installed combination boiler and a hatch providing access to a partially boarded loft. There are three bedrooms, two of which being well-proportioned doubles. The master bedroom has built in mirrored wardrobes. A large newly fitted family bathroom consisting of bath with shower over, vanity unit wash basin, heated towel rail and W.C.

#### Outside

The house benefits from Privet hedge enclosed lawned gardens to the front with an ornamental Cherry tree in the centre. The rear gardens are hard landscaped with Indian Sandstone paving and feather board fencing on the boundaries. Various herbaceous shrubs ensure all round colour including a large Japanese Acer tree and Wisteria climbs the rear of the house. To the rear of the garden steps rise to a garage en bloc currently used as a workshop and utility space with power and lighting laid on. Off road parking is allocated in front of your garage with further ancillary spaces to the rear of the property on a first come first serve basis.

#### Tenure

The property is offered Freehold.

#### Services

Mains electricity, water and drainage. Heating is provided by gas fired combination boiler located in the airing cupboard and delivered via radiators.

Council Tax  
Band C

EPC Rating  
C

Postcode  
PO33 3SS

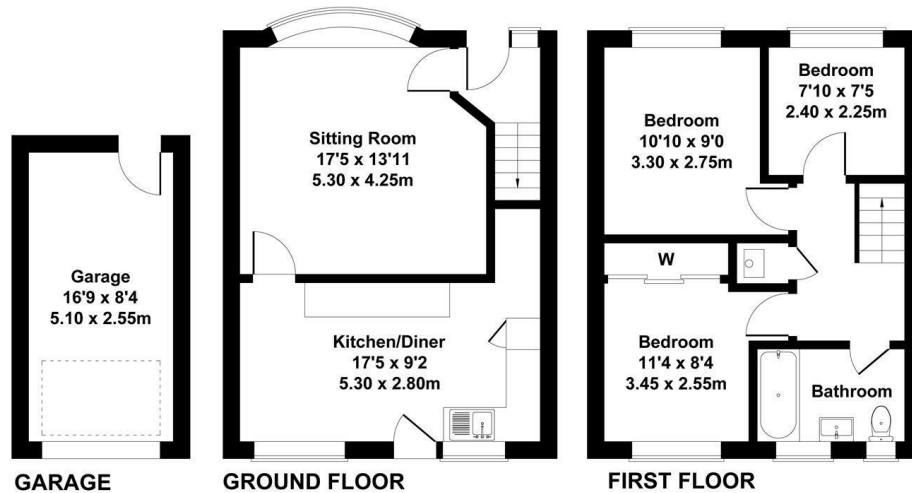
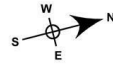
#### Viewings

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



## 31 Verwood Drive

Approximate Gross Internal Area  
936 sq ft - 87 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



SPENCEWILLARD.CO.UK

#### Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.