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01983 811811

ryde@foxproperty.co.uk

**Fox & home**

182 High Street

Ryde

PO33 2PN

**rightmove** 



01983 811811



## 64 Brookfield Gardens

### Binstead, PO33 3NP

£525,000

This beautifully presented family home is situated in a popular and sought after road, close to schools, beaches and amenities. The property has been modernised and upgraded in recent years, with a good sized extension added to the rear, providing an extra reception area and utility room. The accommodation includes: a large living room, downstairs cloakroom, four bedrooms; with master having an ensuite shower room plus a family bathroom. There is a good sized garden, off road parking plus a large double garage.

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UPVC double glazed front door leads to:

#### Hall:

Welcoming area with attractive panelling to the walls which continues up the stairs to the first floor. Radiator. Direct access to the lounge and access to the kitchen.

#### Cloakroom:

White WC and wash hand basin. Tiled brick style wall and tiled floor. Radiator.

#### Kitchen: 11'1" x 10'3" (3.38m x 3.12m)

Fitted with a lovely range of both floor and wall units with wooden work surfaces. Inset stainless steel sink unit with mixer tap. Smeg cooker range with extractor over. Attractive white brick style tiled splashbacks. Space for fridge/freezer. Plumbing for a dishwasher. Breakfast bar. UPVC double glazed window to the front. Direct open access to:

#### Dining Area: 10'3" x 8'0" (3.12m x 2.44m)

Space for a good sized family table and chairs. Radiator. Large 'U' shaped downstairs storage cupboard with lighting. Direct access to:

#### Sitting Room: 13'9" x 13'0" (3.96m:2.74m x 3.96m)

This great addition to the home creates a new reception room which has bi-folding doors leading out to the rear garden, making it a great room for entertaining; especially with the open access to the dining room and kitchen. Sky light. UPVC double glazed windows to the rear. Radiator. Door to:

#### Utility Room: 12'6" x 5'2" (3.81m x 1.57m)

Another great addition to the home with its own independent door to the front. Lots of built in cupboards and easy wipe work surfaces. Plumbing for a washing machine and space for a tumble drier. Butler sink with pressue tap. Radiator. UPVC double glazed window to the rear.

#### Living Room: 19'6" x 12'6" (5.94m x 3.81m)

This good sized room is filled with light from the UPVC double glazed box bay window to the front, window to the side and French doors to rear. Feature fire surround. Two radiators. UPVC double glazed doors leading to the rear garden patio.

#### First Floor

##### Landing:

Doors to all rooms. Access to the boarded loft.

#### Bedroom One: 13'0" x 9'6" (3.96m x 2.90m)

Double bedroom with fitted wardrobes and UPVC double glazed windows to the rear providing an outlook over the rear garden. Radiator. Door to:

#### Ensuite Shower Room:

Good sized shower cubicle, wash hand basin and low level WC. Attractive wood-look wall. Heated towel rail. UPVC double glazed window to the side.

#### Bedroom Two: 10'5" x 9'3" (3.18m x 2.82m)

UPVC double glazed window to the rear. Radiator.

#### Bedroom Three: 9'6" x 9'4" (2.90m x 2.84m)

UPVC double glazed window to the front. Radiator.

#### Bedroom Four: 9'6" x 9'4" (2.90m x 2.84m)

UPVC double glazed window to the front. Radiator.

#### Bathroom:

Classic suite comprising: 'P' shaped bath with shower over, pedestal wash hand basin and low level WC. Attractive grey brick style tiling. Heated towel rail. UPVC double glazed window to the front.

#### Outside

##### Garden:

The rear garden is of good size and includes a lawn, patio and decking area. A great garden for entertaining and for the family.

#### Double Garage: 17'5" x 16'1" (5.31m x 4.90m)

A large double garage, ideal for a car enthusiast. Soft floor, boarded loft. Door to rear garden.

#### Parking:

The front driveway provides parking for a number of vehicles.

Tenure: Freehold

EPC: C

Council Tax: E

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Council Tax Band: Band E EPC Rating: C

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