

Viewing strictly by appointment with the sole selling agent Fox & Home

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21 Arnold Road

Binstead, PO33 3RQ

£435,000

This spacious, secluded, characterful four bedroom link detached house was formerly the Headmaster's accommodation to the former Binstead school next door. The property is beautifully presented with a modern fitted kitchen, two reception rooms, a bathroom, shower room plus a utility room. Located within easy reach of schools for all ages and a regular bus route, the town centre is approximately a 15 minute walk away. Other benefits include: private gardens, gas central heating and UPVC double glazing. Viewing is a must to appreciate all this property has to offer.

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UPVC double glazed front entrance door to:

Entrance Porch:

With built in meter cupboard. UPVC double glazed window to the side.

Entrance Hall:

With stairs to first floor. 1/2 Panelled walls. Under stairs recess. Door off to:

Shower Room:

With quadrant shower, WC and wash hand basin with built in cupboards. Heated ladder towel rail.

Kitchen: 18'5" x 12'0" (5.61m x 3.66m)

Extensive range of fitted base and wall units with built in drawers and solid wood worktops. Integrated dishwasher. Inset double bowl Belfast sink. Built in eye level double oven. Breakfast bar with five burner gas hob. Radiator. Glazed door to lounge.

Utility Off:

With plumbing for washing machine and space for a tumble dryer. Engineered oak flooring.

Rear Lobby:

With Velux window. UPVC double glazed window to the rear. Door to the rear.

Bedroom Four: 12'4" x 10'8" (3.76m x 3.25m)

With two Velux windows allowing plenty of Natural light. Radiator. UPVC double glazed window to the rear.

Sitting Room: 15'1" x 12'10" (4.60m x 3.91m)

A lovely light room with log burner. Radiator. UPVC double glazed windows to the side and rear. UPVC French doors to patio. Feature stone wall. Oak veneer flooring.

Living Room: 12'2 plus bay x 11'9" (3.71m plus bay x 3.58m)

With part panelling to one wall. Lovely bay window to the front overlooking the front garden. Log burner set into wooden fire surround with brick hearth. UPVC double glazed window to the side.

First Floor

Landing:

Radiator. Loft access. UPVC double glazed window to the front. Built in airing cupboard.

Bedroom One: 12'1" x 11'6" (3.68m x 3.51m)

With radiator. UPVC double glazed window to the front and side.

Bedroom Two: 11'9" x 9'7" (3.58m x 2.92m)

With radiator. UPVC double glazed window to the side

Bedroom Three: 8'9" x 7'10" (2.67m x 2.39m)

With radiator. UPVC double glazed window to the side.

Bathroom:

Recently fitted with panelled bath and shower over. Wash hand basin and WC set into vanity unit. Two heated ladder towel rails. UPVC double glazed window to the front.

Outside:

Large private front garden mainly laid to lawn with a newly laid patio area. Further area to the rear with patio and lawn. Gravelled and paved parking area.

Garage: 15'11 x 11'2" (4.85m x 3.40m)

Which has been insulated and is currently used as a gym with power and light. Perfect office space for those working from home.

Tenure:

EPC:

Council Tax: D

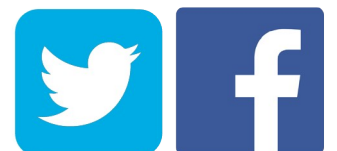
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Council Tax Band: Band D EPC Rating:

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