



- Beautifully Presented Modern DETACHED House
- Established Pretty Organic Gardens
- Well Placed For Buses, Shop & Golf Course
- 1 Mile (approx) From Ryde Town Centre
- Comfortable 4 Bedroom - 1 En Suite Accommodation
- Peaceful Cul-De-Sac Position
- Integral Garage (15'11 x 14'9) with Electric Door
- Double Glazed Conservatory
- Smart Modern Kitchen/Diner
- Homely Lounge with Bow Window

15 Brookfield Gardens, Ryde, Isle of Wight, PO33 3NP

£429,950



Situated in a peaceful cul-de-sac development in Binstead you will find this beautifully presented modern detached house. It sits within a quiet corner of the close with well kept established gardens and a perfectly positioned conservatory from which to enjoy them. This extended house provides a generous garage with electric door and a principal bedroom incorporating an en suite shower room and dressing area. There are three further bedrooms and main bathroom for the family and guests. A very smart modern kitchen has been recently installed in the remodeled kitchen/diner to meet the appealing social dining space so popular with homeowners today. The comfortable lounge connects seamlessly to the kitchen/diner via its glazed double doors. From this well placed home you will have bus routes almost on your doorstep and the nearest shop and post office is just along the road in the village centre. For budding golfers Ryde Golf Course is literally just around the corner and it is through this lovely setting that you will be able to walk down to Binstead's wonderfully natural beach and The Coastal Path. There are local schools to suit all ages and these are well within walking distance for most. Bustling Ryde town centre is a short drive away and host to an impressive range of retail shops and services which are largely unrivalled across the Island. Ryde is well known for its iconic pier and miles of sandy beaches. Here to you will find regular highspeed mainland passenger connections and the car ferry route is found in nearby Fishbourne.





# Accommodation

## Porch

### Entrance Hallway

5'8" x 5'6" (1.73 x 1.68)

### Lounge

15'1" max x 14'10" (4.60 max x 4.52)

### Kitchen/Diner

17'10 x 9'3 (5.44m x 2.82m)

### Conservatory

10'11" x 9'1" (3.33 x 2.77)

### Landing

### Master Bedroom

16'0" max x 14'9" max (4.88 max x 4.50 max (4.87 x 4.49))

### En-Suite

### Bedroom 2

11'8" x 10'7" (3.56 x 3.23 (3.55 x 3.22))

### Bedroom 3

10'8" x 10'2" (3.25 x 3.10)

### Bedroom 4

7'6" x 6'10" (2.29 x 2.08)

### Bathroom

### Gardens

The well kept frontage is neatly laid to lawn and filled with established shrubs and ornamental trees. This rear, west facing garden is equally well kept and neatly laid to lawn. The conscientious owners pride themselves on keeping the garden fully organic helping to provide an attractive haven for all the local wildlife such as red squirrels and woodpeckers. It is well screened from the surroundings by fence and tree lined boundaries creating a level of privacy. Ornamental trees and established shrubs feature throughout the garden. A paved patio area sits off the conservatory. Garden tap. 2 x Garden sheds. External socket.

### Integral Garage

15'11" x 14'9" (4.85 x 4.50)

Electric roller door, power and lighting. Consumer unit. Double glazed window to rear. Double glazed door opens on to the patio area.

### Driveway

With space for an additional 2 vehicles.

### Mobile Coverage

Coverage includes: EE, Vodafone, O2 & Three





**Broadband Availability**

Wightfibre & Openreach networks. Fibre available.

**Flood Risk**

Very Low Risk.

**Construction Type**

Standard Construction.

**Council Tax**

BAND E

**Tenure**

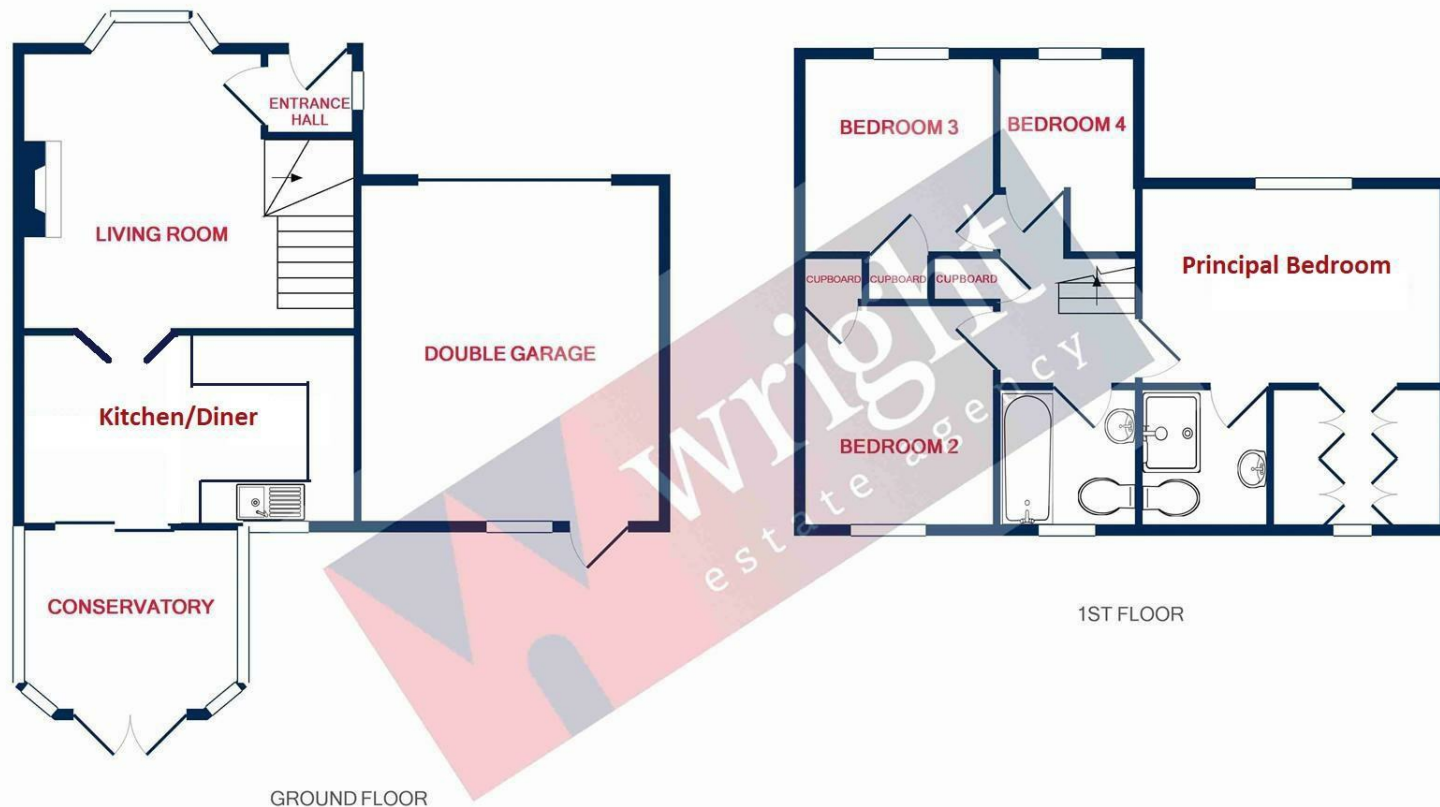
Freehold

**Services**

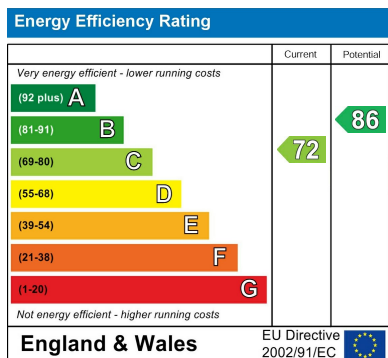
Unconfirmed gas, electric, telephone, mains water, drainage and broadband.

**Agents Note:**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2016



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

PROTECTED

**Viewing:**      Date .....      Time .....