



- Modernised, Remodeled and Extended in 2018
- Separate Cosy Lounge
- Parking for Two
- Well Placed for Local School, Community Centre & Village Centre
- Comfortable 3 Bedroom 1 En Suite Accommodation
- Sunny South Facing Garden
- Well Presented Interior
- Stylish Open Plan Living/Dining/Kitchen Space
- Smart Modern Kitchen with Breakfast Bar
- D/Glazing, Gas C/Heating & Utility Room

36 Arnold Road, Ryde, Isle of Wight, PO33 3RQ

£349,950

Nestled in the charming village of Binstead, this Victorian semi-detached house offers a unique blend of character and modern living. Boasting three reception rooms, three bedrooms, and two bathrooms spread across 1,269 sq ft, this property is perfect for those seeking space and comfort.

The house has been thoughtfully remodeled and extended to create an excitingly individual home. The spacious open plan living space is ideal for entertaining guests, while the separate lounge provides a cosy retreat for relaxation.

One of the standout features of this property is the wonderfully sunny and private rear garden, perfect for enjoying the outdoors in peace and tranquillity. With parking available for two vehicles, convenience is also at the forefront of this delightful home.

With the school, bus routes and village centre all within walking distance this property is as convenient as it is appealing. Don't miss the opportunity to make this charming Victorian property your own and experience the best of village living in coastal Binstead.



Accommodation

Entrance Lobby

Sitting Room

11'11" max x 10'8" (3.63m max x 3.25m)

Open Plan Living Space including

27'2" plus recess x 20'8" max (8.28m plus recess x 6.30m max)

L Shaped. Overall dimensions.

Lounge

14'9" x 11'11" (4.50m x 3.63m)

Dining Room

15'9" x 11'4" max (4.80m x 3.45m max)

Kitchen

12'11" x 9'3" (3.94m x 2.82m)

Utility Room

8'11" x 4'10" (2.72m x 1.47m)

Landing

Loft Hatch

Bedroom 1

14'8" x 11'9" including wardrobes (4.47m x 3.58m including wardrobes)

En-Suite Shower Room

8'8" x 3'4" (2.64m x 1.02m)

Bedroom 2

12'0" max x 10'1" (3.66m max x 3.07m)

Bedroom 3

11'5" plus wardrobes x 8'1" (3.48m plus wardrobes x 2.46m)

Bathroom

11'0" x 4'7" (3.35m x 1.40m)

Gardens

Raised shrub planters and a central flower bed sit within the brick paved frontage. A gated side access leads to the rear garden. This Sunny South facing garden feels nicely secluded created by its shrub and tree-lined boundaries. A raised patio sits off the kitchen/diner. The main area is artificial lawn helping to reduce maintenance. A brick built air-raid shelter now provides handy storage. The far end of the garden home to the two garden sheds. External sockets (front & rear). Garden tap (front).

Parking

The brick paved driveway offers spaces for 2 vehicles.



Council Tax
Band C

Tenure
Freehold

Flood Risk
Very Low Risk from Surface, Rivers and Sea.

Broadband Connectivity
Openreach and Wightfibre networks. Ultrafast fibre available.

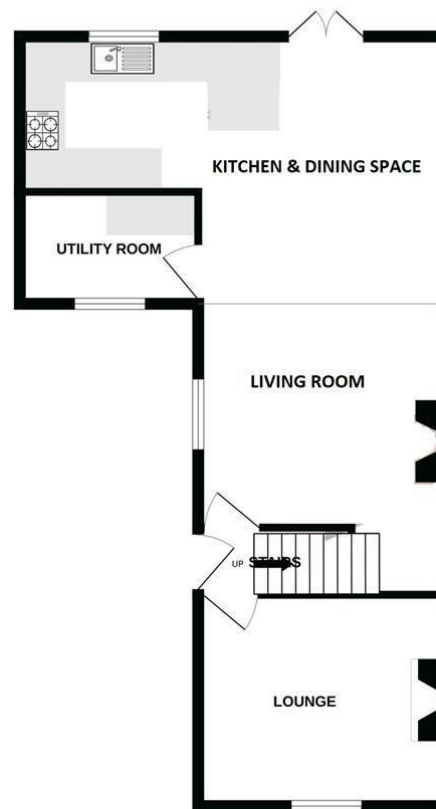
Mobile Coverage
Limited coverage from EE, O2, Three and Vodaphone

Construction Type
Standard Construction

Services
Unconfirmed gas, electric, water and drainage.

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.

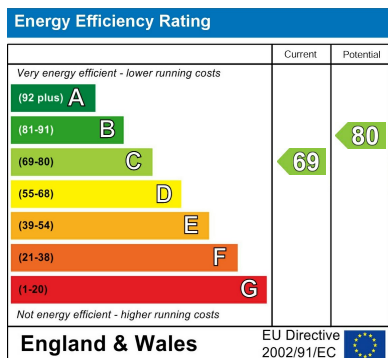
GROUND FLOOR



1ST FLOOR



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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