



- No Onward Chain
- Well Placed for Local School, Buses & Shop
- Modest Well Screened Garden
- Views Across Binstead
- Smart Modern Semi Detached Home
- Generous 21'5 Lounge/Diner
- Driveway Parking & Converted Garage (see notes)
- Comfortable 3 Bedroom Accommodation
- Kitchen Overlooking Garden
- Downstairs Cloakroom W.c

Rosewood Arnold Road, Ryde, PO33 3RJ

**£279,950**



Welcome to this charming semi-detached house in the picturesque village of Binstead! This lovely property boasts three comfortable bedrooms, perfect for a young family or those in need of a little extra space. The spacious reception room is ideal for entertaining guests or simply relaxing after a long day.

Built in the 1990s, this house combines modern convenience with a touch of traditional charm. The property overlooks the quaint Binstead Village, offering a peaceful and scenic view that is sure to delight.

One of the highlights of this home is the beautifully matured garden, providing a tranquil oasis where you can unwind and enjoy the outdoors in privacy. The modest yet well-screened garden offers a perfect retreat for those with limited enthusiasm for gardening or those who simply love to bask in nature's beauty.

Additionally, the garage has been thoughtfully converted into a hobby room, offering endless possibilities for creative pursuits or extra storage space. Whether you're an artist, a DIY enthusiast, or simply in need of a quiet space to work on personal projects, this bonus room is sure to cater to your needs.

Don't miss out on the opportunity to make this delightful property your new home. With its convenient location, charming features, and serene surroundings, this semi-detached house in Binstead is a true gem waiting to be discovered.





# Accommodation

## Entrance Hall

7'7" max x 6'10" max (2.31m max x 2.08m max)

## Built-in Storage

## Cloakroom W.C.

## Lounge/Diner

21'5" x 10'5" (6.53m x 3.18m)

## Kitchen

8'7" x 7'10" (2.62m x 2.39m)

## Landing

Loft Access

## Bedroom 1

11'4" x 9'8" plus wardrobes (3.45m x 2.95m plus wardrobes)

## Bedroom 2

9'4" x 8'11" (2.84m x 2.72m)

## Bedroom 3

8'5" x 6'10" (2.57m x 2.08m)

## Shower Room

7'7" x 5'4" (2.31m x 1.63m)

## Converted Garage

15'11" x 8'5" (4.85m x 2.57m)

Up & over door still in situ. Power and lighting. Loft access. Window to rear. Door to rear.

## Driveway Parking

For two vehicles.

## Gardens

The hedge-lined frontage is neatly laid to artificial lawn and has a central Magnolia tree. A mature tree sits to one corner. Gated side access to rear gardens. This wonderfully private space has also favored an artificial lawn to reduce ongoing maintenance. Established trees and shrubs line the wall and fence boundaries offering welcomed screening. A paved patio area sits off the lounge/diner. Garden tap. Garden shed to side. Concrete pathway.

## Tenure

Freehold





**Council Tax**  
Band C

**Construction Type**  
Standard

**Flood Risk**  
Very Low Risk.

**Mobile Coverage**  
Coverage Available: EE Limited Coverage Available: Three, O2 & Vodafone

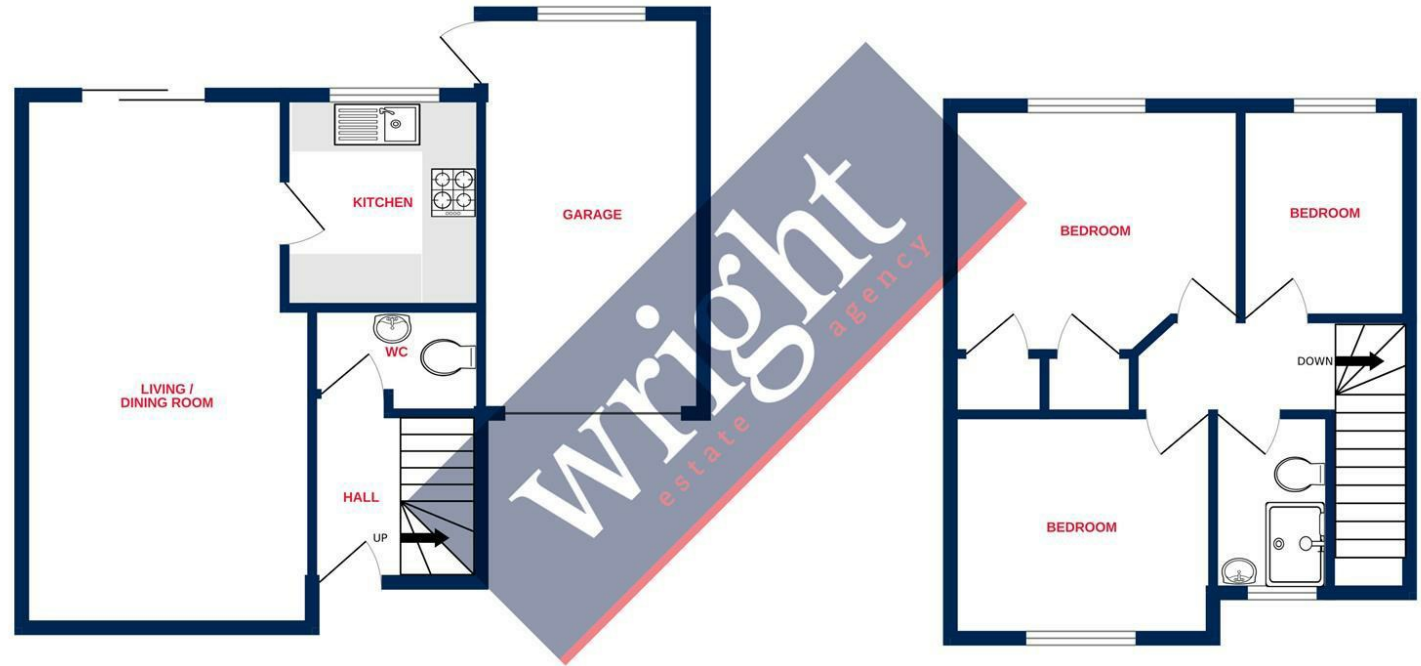
**Broadband Connectivity**  
Openreach and Wightfibre networks. Ultrafast fibre available

**Services**  
Unconfirmed gas, electric, mains water & 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  
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.

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