



- Smart Modern Detached Home Built 2006
- Garage & Driveway Parking
- Cloakroom W.c & Handy Utility Room
- Freshly Decorated & New Carpets
- Comfortable 4 Bedroom -1 En Suite Accommodation
- Generous Triple Aspect 21'10 Lounge
- Separate Dining Room or Study
- Well Presented Interior
- Nicely Enclosed Rear Lawn Garden
- Well Placed for Local Schools, Shop & Park

69 Sherbourne Avenue, Binstead, Isle Of Wight, PO33 3PW

£360,000

Located in the charming area of Binstead, this detached house built in 2006 offers a perfect setting for a family home. Boasting 2 reception rooms, 4 bedrooms, and 2 bathrooms, this property provides ample space for comfortable living.

The fresh new decor and carpets throughout the house give it a modern and inviting feel. The spacious lounge is a highlight, opening into a lovely enclosed garden and patio, perfect for relaxing or entertaining guests.

With parking space for up to 3 vehicles, this property offers convenience for families with more than one car. Additionally, the presence of two bathrooms and a downstairs cloakroom w.c. adds to the practicality and functionality of this home.

The location provides the additional benefit of having local schools, a recreation park and convenience store all within the immediate surroundings of this well placed pretty house.

If you are looking for a well-presented, spacious, and modern family home in a desirable location, this property in Binstead could be the perfect fit for you.



# Accommodation

**Entrance Hallway**

**Built in Storage**

**Cloakroom W.c**

**Lounge/Diner**

21'10 x 11'5 (6.65m x 3.48m)

**Dining Room/Study**

9'5 x 8'8 (2.87m x 2.64m)

**Kitchen**

11'5 x 8'7 (3.48m x 2.62m)

**Utility Room**

6'4 x 5'0 (1.93m x 1.52m)

**Landing**

**Built in Storage Housing Boiler**

**Bedroom**

11'8 x 9'9 plus wardrobes (3.56m x 2.97m plus wardrobes)

**En Suite**

6'5 x 5'0 (1.96m x 1.52m)

**Bedroom**

12'2 including wardrobes x 8'10 (3.71m including wardrobes x 2.69m)

Loft hatch

**Bedroom**

8'10 x 8'9 (2.69m x 2.67m)

**Bedroom**

9'1 x 8'11 plus wardrobes (2.77m x 2.72m plus wardrobes)

**Bathroom**

7'1 x 5'7 (2.16m x 1.70m)



**Gardens**

A shrub lined lawn sweeps around the front and side of the house. The main garden sits to the east side. It is nicely enclosed by wall and fence boundaries and is mostly laid to lawn. A paved patio sits off the lounge/diner patio doors. Paved pathways. Garden shed. Garden tap.

**Garage**

16'8 x 8'0 (5.08m x 2.44m)  
With an up and over door, power and lighting. Door at side to/from garden.

**Driveway**

The driveway offers spaces for up to two cars. There are further on-street spaces in front of the house for all to use.

**Council Tax**

Band D

**Tenure**

Freehold

**Flood Risk**

Very Low Risk from Rivers and Sea. Medium Risk from Surface Water.

**Broadband Connectivity**

Openreach and Wightfibre networks. Ultrafast fibre available

**Mobile Coverage**

Limited coverage from O2, EE, Three and Vodaphone.

**Construction Type**

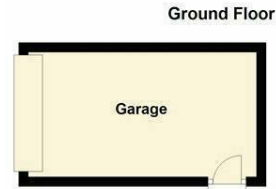
Standard 2006 brick built construction

**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.



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 .....