



- No Onward Chain
- Pretty, Shrub Filled West Facing Garden
- Garden Room Extension (insulated roof)
- Gas C/Heating & D/Glazing
- Well Presented Detached Bungalow
- 16'3 Lounge/Diner
- Handy 17'0 Utility Lean-to
- Comfortable 2 Bedroom Accommodation
- Parking for Four Cars
- Welcoming Entrance Porch

26 Parkway, Ryde, PO33 3RZ

£270,000

Nestled in the tranquil village of Binstead, this charming detached bungalow offers a delightful retreat for those seeking a peaceful lifestyle. Built in the 1970's, the property has been well presented and is within walking distance of the village centre, making it an ideal location for convenience and community.

The bungalow features two inviting reception rooms, including a lovely garden room that serves as a second reception area, perfect for relaxation or entertaining guests. With two comfortable bedrooms and a well-appointed shower room, this home is designed for both comfort and functionality.

The exterior of the property is equally impressive, boasting established lawned gardens adorned with colourful shrubs and shaped borders that create a picturesque setting. A raised sun deck provides an excellent vantage point to enjoy the elevated views of the surrounding area, making it a perfect spot for morning coffee or evening gatherings.

For those with vehicles, the brick-paved driveway offers ample parking space for up to four cars, ensuring convenience for residents and visitors alike. This bungalow is not just a home; it is a sanctuary that combines modern living with the beauty of nature.

In summary, this well-maintained bungalow in Binstead presents a wonderful opportunity for anyone looking to embrace a serene lifestyle in a charming village setting. With its appealing gardens, comfortable living spaces, and convenient location, it is a property that truly deserves your attention.



Accommodation

Porch

11'10" x 3'11" (3.61m x 1.19m)

Entrance Hall

Loft Hatch

Lounge/Diner

16'3" x 11'2" (4.95m x 3.40m)

Garden Room

13'4" x 10'4" (4.06m x 3.15m)

Kitchen

10'6" x 9'4" (3.20m x 2.84m)

Utility Lean-to

17'0" x 4'3" (5.18m x 1.30m)

Bedroom 1

11'4" including wardrobes x 11'0" (3.45m including wardrobes x 3.35m)

Bedroom 2

9'2" x 7'10" (2.79m x 2.39m)

Shower Room

6'11" x 5'5" (2.11m x 1.65m)

Parking

The brick paved driveway offers spaces for up to 4 vehicles.

Gardens

The open plan frontage is neatly laid to lawn. A gates side access leads to the lawned side garden which sweeps around to meet the main rear garden. This is framed by shaped shrub filled borders. A raised Sun deck sits off the garden room overlooking the garden and the surroundings. Garden Shed. Garden Tap.

Council Tax

Band C

Tenure

Freehold



Construction Type

Mock stone elevations. Concrete tile roof.

Flood Risk

Very Low Risk

Mobile Coverage

Coverage: EE, Three, O2 & Vodafone

Broadband Connectivity

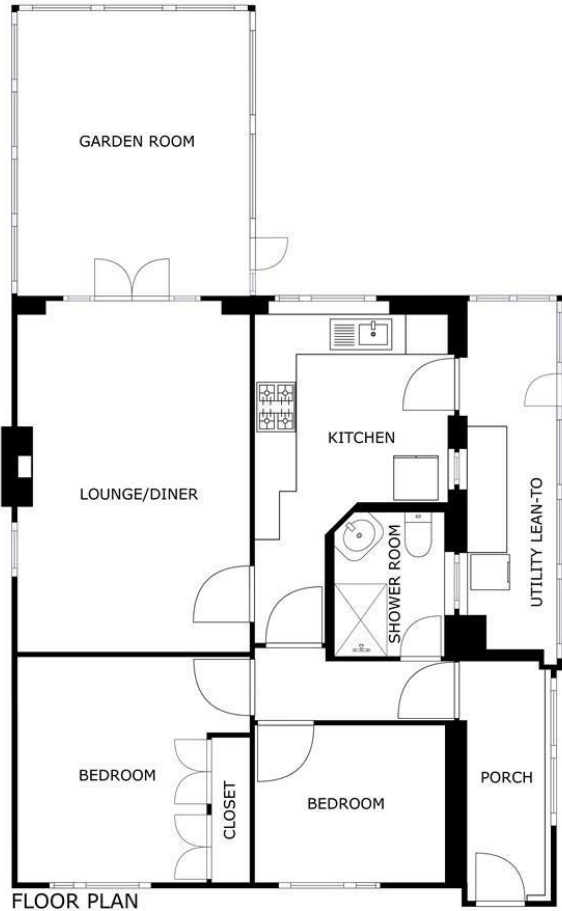
Openreach and Wightfibre Networks. Up to Ultrafast Available.

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.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 83 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

Viewing: Date Time