



- Stunning Detached House in Peaceful Setting
- Contemporary Open Plan 19'4 Dining Room
- Stylish Kitchen with Range of Fitted Appliances
- Modern Bathroom & Shower Room
- Remodeled and Extended Individual Home
- Wonderfully Light & Well Presented Interior
- Landscaped Gardens Including Garden Chalet
- Comfortable 3 Bedroom Accommodation
- Cosy Lounge with Log Burner
- 28'2 Garage with Powered Door & Utility Space

3 Wykeham Close, Ryde, PO33 3ST

£485,000

Situated in a tranquil cul de sac in Binstead Village, this charming detached house offers a delightful blend of modern living and classic comfort. Built in the 1970s, the property has been thoughtfully remodeled and extended, resulting in a stunning home that boasts a generous 1,351 square feet of living space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The open plan design of the ground floor creates a harmonious flow, effortlessly connecting the interior to the beautifully landscaped garden outside. This seamless transition is perfect for those who enjoy outdoor living and entertaining.

The well-equipped kitchen/breakfast room features a range of fitted appliances and a convenient breakfast bar, making it an ideal space for family gatherings or casual dining. The property also includes three comfortable bedrooms and two modern bathrooms, ensuring that there is plenty of room for family and guests alike.

For those who work from home, the impressive garden chalet offers a peaceful and inspiring workspace, while the garage provides additional versatility with space for a car, workshop, and utility room. With parking available for up to four vehicles, convenience is at the forefront of this property.

This home is not just a place to live; it is a sanctuary that combines modern amenities with the charm of village life. Whether you are looking for a family home or a peaceful retreat, this property in Binstead Village is sure to impress.



Accommodation

Entrance Atrium

12'9" x 10'10" (3.89m x 3.30m)

Built-in Storage

Shower Room

Lounge

16'4" x 10'11" (4.98m x 3.33m)

Log Burner

Kitchen/Breakfast Room

17'11" x 9'6" (5.46m x 2.90m)

Dining Room

19'4" x 12'1" (5.89m x 3.68m)

Landing

Bedroom 1

16'4" x 10'11" (4.98m x 3.33m)

Bedroom 2

9'11" x 9'5" (3.02m x 2.87m)

Bedroom 3

9'6" x 7'10" (2.90m x 2.39m)

Bathroom

6'9" x 6'4" (2.06m x 1.93m)

Garage

28'2" x 10'5" narrowing to 8'1" (8.59m x 3.18m

narrowing to 2.46m)

With a powered roller door. Lighting, power & heating.
Painted concrete floor. Plasterboard walls. Double
glazed windows.

Utility Room

8'3" x 5'6" (2.51m x 1.68m)

Garden Chalet

14'9" x 10'11" (4.50m x 3.33m)

A stylish, multi purpose outbuilding. Power & lighting.
Double glazed windows. Double glazed front door.
Plasterboard walls.

Council Tax

Band E



Tenure
Freehold

Construction Type
Mock stone and clad exterior. Concrete tile roof. Cavity walls.

Flood Risk
Very Low Risk

Mobile Coverage
Limited Coverage: EE, Three, O2 & Vodafone.

Broadband Connectivity
Openreach & 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.



GROSS INTERNAL AREA
FLOOR 1: 76.58 m², FLOOR 2: 48.98 m²
TOTAL: 125.56 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.

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