



- Modern Detached Bungalow
- Smart Modern 14'11 Kitchen/Diner
- Cosy Lounge with Garden Access
- Gas C/Heating & Gas C/Heating
- Sunny South Facing Garden
- D/Glazed Conservatory
- Garage & Brick Paved Driveway
- Comfortable 2 Bedroom Accommodation
- Peaceful Cul de Sac Location
- Close to Bus Route & Local Shop

11 Hamilton Road, Ryde, PO33 3QX

**£279,950**



Nestled in the tranquil cul-de-sac of Binstead, this well-presented modern detached bungalow offers a delightful retreat for those seeking comfort and convenience. Spanning an impressive 962 square feet, the property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The bungalow boasts two generously sized bedrooms, perfect for relaxation or accommodating guests. The modern shower room is thoughtfully designed, ensuring both style and functionality. The heart of the home is undoubtedly the smart kitchen/diner, which is equipped with an extensive array of units, providing ample storage and workspace for culinary enthusiasts.

One of the standout features of this property is the sunny, south-facing rear garden. Accessible from both the lounge and the conservatory, this private outdoor space is ideal for enjoying the sunshine or hosting gatherings with family and friends. The garden offers a peaceful sanctuary, perfect for unwinding after a long day.

Additionally, the brick-paved driveway leads to a garage, which has recently had its roof replaced, ensuring peace of mind for vehicle storage. This bungalow is not only a charming home but also a practical choice for those looking to enjoy a serene lifestyle in a desirable location.

In summary, this detached bungalow in Binstead presents an excellent opportunity for buyers seeking a modern, comfortable living space in a quiet setting. With its appealing features and convenient amenities, it is sure to attract interest from a variety of potential homeowners.





# Accommodation

## Entrance Hall

Build in Cupboard Housing Boiler

## Lounge

11'10" x 11'3" (3.61m x 3.43m)

## Kitchen/Diner

14'11" x 12'3" (4.55m x 3.73m)

## Conservatory

9'6" x 7'5" (2.90m x 2.26m)

## Bedroom 1

13'6" x 9'7" (4.11m x 2.92m)

## Bedroom 2

9'11" x 9'10" (3.02m x 3.00m)

## Shower Room

8'2" max x 6'10" (2.49m max x 2.08m)

## Garage

17'1" x 8'8" (5.21m x 2.64m)

With an up and over door, power & lighting. Double glaze window and door to rear. Garden tap.

## Driveway

Brick paved driveway with spaces for 2 vehicles.

## Gardens

The frontage is neatly laid to lawn framed by shrub borders on two sides. Brick paved pathway. Gated side access to rear garden. External socket. The sunny, South facing garden is nicely enclosed by fence boundaries. A sizeable paved patio sits off the conservatory and lounge as reg perfect seating space. The remainder of the garden is laid to lawn edged by a wooden sleeper retained raised border on one side. The orientation ensures the garden is wonderfully Sunny. Pathway to pedestrian garage door from garden.

## Tenure

Freehold



Council Tax  
Band C

Construction Type  
Mock stone elevations. Concrete tile. Cavity walls.

Broadband Connectivity  
Up to Ultrafast Fibre available

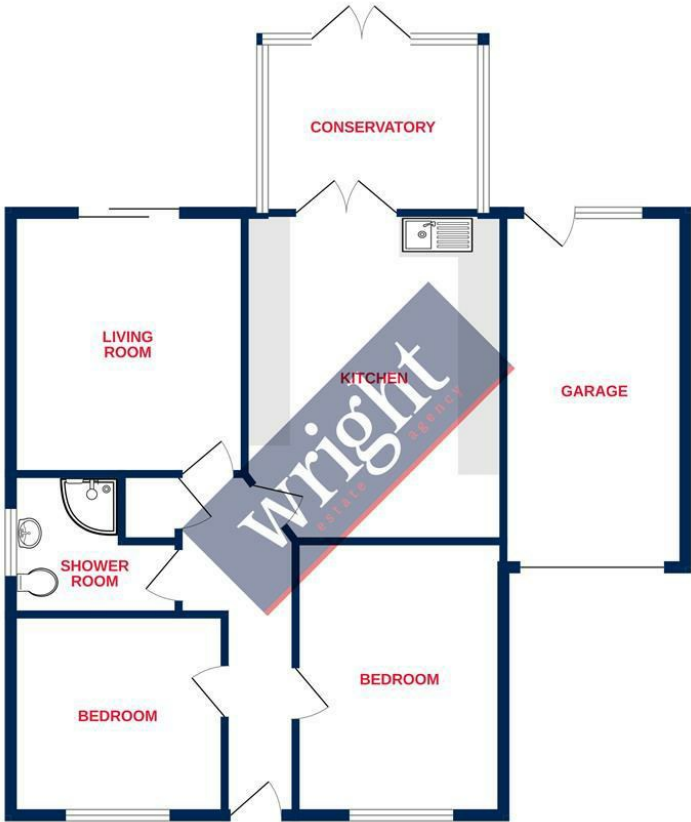
Mobile Coverage  
Coverage Includes: EE & Three Limited Coverage  
Includes: O2 & Vodafone

Flood Risk  
Very Low Risk


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  
962 sq.ft. (89.4 sq.m.) approx.




TOTAL FLOOR AREA : 962 sq.ft. (89.4 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.  
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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		
	69	79
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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PROTECTED



The Property Ombudsman

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