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wright estate agency



- Stylish Brand New Detached Chalet Style House
- LABC 10 Year Build Warranty
- Generous 135 sqm 3 Bedroom - 1 En Suite Accommodation
- Open Plan 18'1 Kitchen/Dining Space
- Garage (19'6 x 11'11) With Powered Door
- Beautiful Kitchen with Quartz Work-tops & Quooker Hot Water Tap
- Driveway Parking for 3 to 4 Vehicles
- Stunning Bathroom & Shower Room
- Air Source Heat Pump, Underfloor Heating, Solar Panels & Battery
- Backs on to Fields on Outskirts of Village

9 Paddock Close, Binstead, Ryde, PO33 3FG

£595,000

Found on the outskirts of Binstead Village, this stunning new build detached house is set to be completed in 2026 and offers an exceptional living experience. Spanning an impressive 1,452 square feet, this property boasts a thoughtfully designed layout that harmoniously blends contemporary open plan living with distinct, separate areas for added comfort and privacy.

The house features three well-proportioned bedrooms, providing ample space for family living or guests. With two modern bathrooms, convenience is at the forefront of this home's design. The attention to detail in the exterior and the quality finish throughout truly set this property apart from other new builds, ensuring a stylish and welcoming atmosphere.

One of the standout features of this home is its picturesque location, backing onto open fields, which offers a serene semi-rural setting. This tranquil environment is perfect for those seeking a peaceful retreat while still being within easy reach of local amenities and the vibrant community of Binstead Village.

Additionally, the property is equipped with renewable energy solutions and storage, ensuring it meets the highest standards of energy efficiency. For those with vehicles, there is ample parking available for three to four cars, plus the garage, adding to the convenience of this remarkable home.

In summary, this new build detached house is an ideal choice for anyone looking to enjoy modern living in a beautiful setting. With its spacious interior, quality finishes, and energy-efficient features, it promises to be a wonderful place to call home. Don't miss the opportunity to secure this exceptional property as it will be ready for occupation very soon.







Accommodation

Entrance Hall
9'6 x 8'8 (2.90m x 2.64m)

Built-in Storage

Shower Room

Utility Room
7'4 x 5'10 (2.24m x 1.78m)

Kitchen/Diner
18'1 x 15'4 (5.51m x 4.67m)

Living Room
17'4 x 13'4 (5.28m x 4.06m)

Bedroom 3
13'11 x 10'11 (4.24m x 3.33m)

Landing

Bedroom 1
17'6 x 13'5 plus wardrobes (5.33m x 4.09m plus wardrobes)

Bedroom 2
17'5 x 13'5 plus wardrobes (5.31m x 4.09m plus wardrobes)

Bathroom
13'10 max x 13'7 max (4.22m max x 4.14m max)

Garage
19'6 x 11'11 (5.94m x 3.63m)
With a powered door, power and lighting. D/glazed window and door. Loft storage space. Hot water cylinder. Solar energy storage battery.

Driveway Parking
Brick paved driveway with spaces for 3 to 4 cars.

Gardens
The gardens to the front, side and rear will be landscaped. A raised sun deck sits off the lounge to the rear accessed via bi-fold doors. Feature brick walls retain raised features of the gardens. The gardens are orientated to catch the sun throughout the day.

Tenure
Freehold

Council Tax
To be confirmed







Heating & Energy
Air source heat pumps will generate heat and hot water. Underfloor heating at ground level and radiators at first floor. Solar panels and solar energy storage battery. Predicted Energy Performance rating 'A'.

Service Charge
A £200 per annum contribution is payable towards private road maintenance, communal landscaping in development and maintenance of attenuation pond (assists management of surface water).

Flood Risk
Very Low Risk

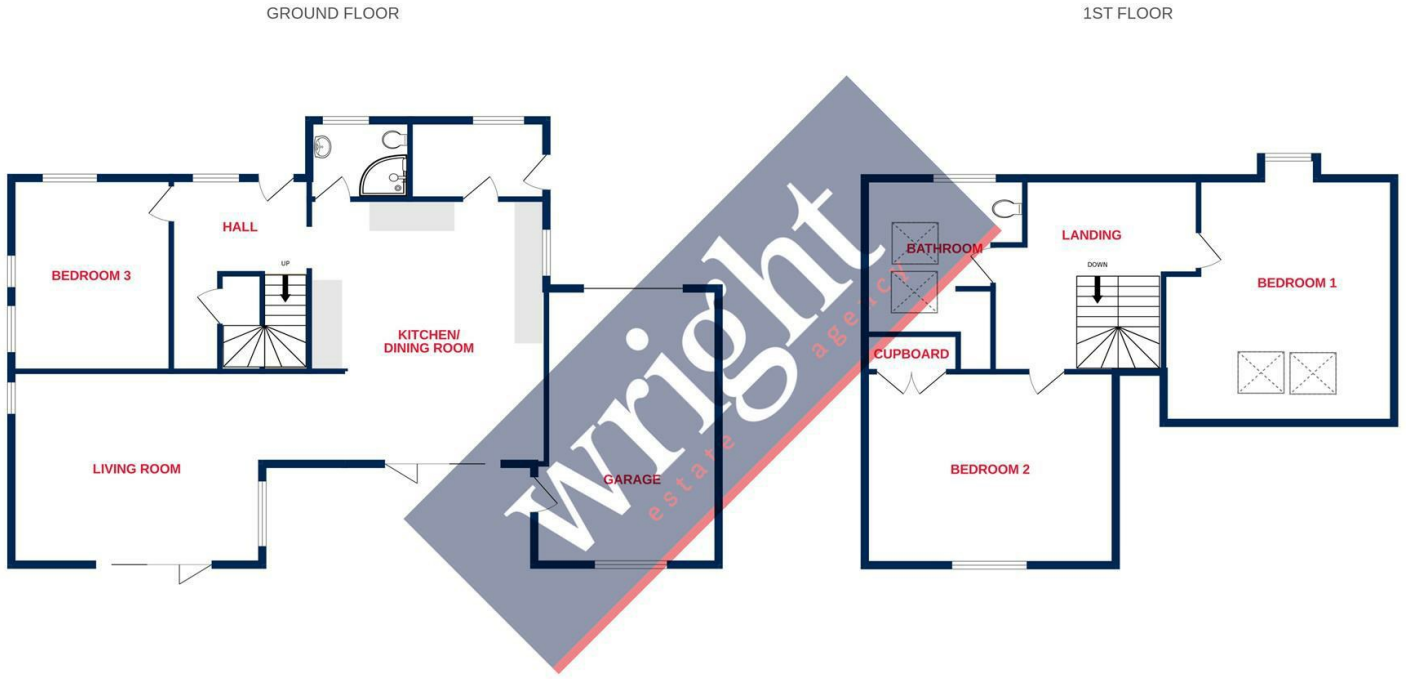
Mobile Coverage
Coverage includes EE, Three, O2 & Vodafone.

Broadband Connectivity
Up to Ultrafast fibre available

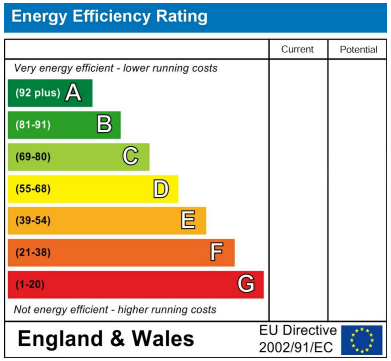
Construction Type
Detailed exterior with stone, brick and clad elevations. Slate roof. Cavity walls.

Services
Unconfirmed mains gas, electric, drainage pumped from site to mains sewer & water. Fibre broadband on site. Telephone wiring on site.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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The Property Ombudsman

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

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