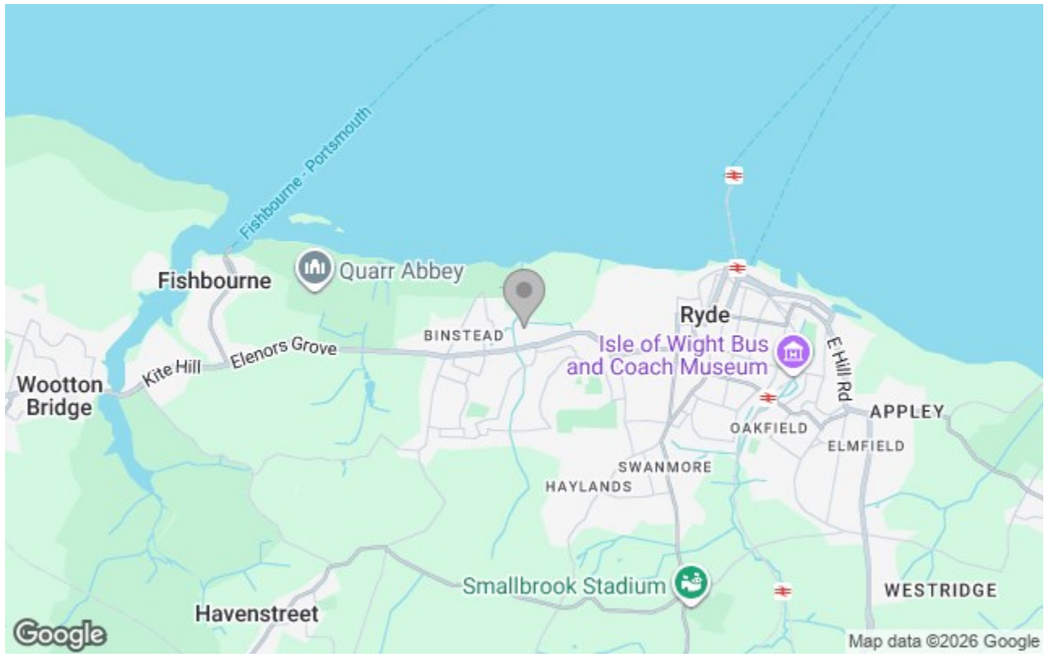


Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.

01983 811811

ryde@foxproperty.co.uk

Fox & home

182 High Street

Ryde

PO33 2PN

rightmove



66 Brookfield Gardens

Binstead, PO33 3NP

£479,950

A well presented spacious family four/five bedroom detached house situated in a popular quiet location in the Binstead area of Ryde. The well laid out accommodation includes: four double bedrooms (one ensuite), large reception room, fully fitted kitchen opening onto dining room. Further benefits include a ground floor bedroom/office, gas central heating, double glazing, garage and sunny landscaped garden.

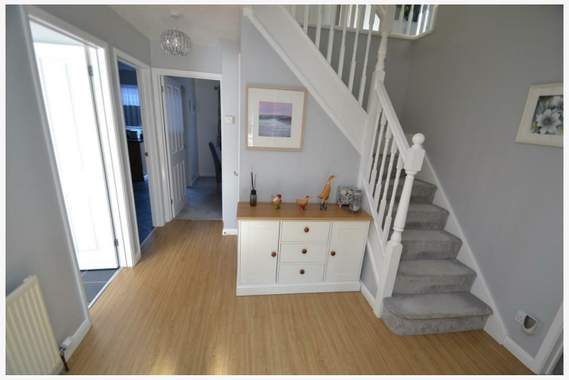
Binstead is a popular village with a pub, post office, golf club, country walks and regular bus connections to Ryde and Newport.

4 2 2











Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

Part glazed door leading to:
Impressive entrance hall with laminate flooring. Radiator. Coats cupboard. Stairs off with open balustrade. Understairs storage cupboard.

Living Room: 21'2" x 11'6" (6.45m x 3.51m)
UPVC sliding doors to rear garden. UPVC double glazed windows to the front. TV point. Brick feature surround. Radiator.

Bedroom Five/Study (Currently hair salon) 9'10" x 7'7" (3.00m x 2.31m)
UPVC double glazed window to the front. Radiator. Laminate floor. Radiator.

Kitchen: 12'10" x 9'10" (3.91m x 3.00m)
With a range of fitted base and wall units and roll topped work surfacing. 1 1/4 sink unit with mixer tap. Range cooker with extractor hood. Integrated fridge freezer and dishwasher. UPVC double glazed window to the rear and doors to the garden. Opening to:

Dining Room: 10'6" x 10'2" (3.20m x 3.10m)
UPVC double glazed door to rear. Radiator.

First Floor

Landing:
A large area with open balustrade. Loft access. Radiator. Airing cupboard.

Bedroom One: 12'0" x 9'10" (3.66m x 3.00m)
UPVC double glazed window to the front. Radiator. Opening to dressing room with fitted wardrobes and UPVC double glazed window to the side. Door to:

Ensuite:
Tiled floor. Corner shower cubicle. Low level WC. Wash hand basin with storage under. Chrome towel rail. UPVC double glazed window to the rear.

Bedroom Two: 10'2" x 9'6" (3.10m x 2.90m)
Radiator. UPVC double glazed window to the front.

Bedroom Three: 11'0" x 8'6" (3.35m x 2.59m)
Radiator. UPVC double glazed window to the front.

Bedroom Four: 11'2" x 9'6" (3.40m x 2.90m)
Radiator. UPVC double glazed window to the rear.

Family Bathroom:
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. UPVC double glazed window to the rear. Chrome towel rail.

Outside

Rear Garden:
Private rear garden with fenced and walled perimeter. Large patio area. Raised lawn area with flower and plant borders. Gate to front and side.

Front Area:
Parking for several cars to the front of garage which is fitted with light and power.

Tenure: Freehold
EPC: C
Council Tax Band: E

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Council Tax Band: Band E EPC Rating: C