

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



01983 811811



3 Stonelands Park

Binstead, PO33 3BD

£495,000

Situated within a sought after cul-de-sac location, this spacious family home has so much to offer. The accommodation comprises three reception rooms plus a conservatory, fitted kitchen, utility room and cloakroom on the ground floor; with four well proportioned bedrooms (one of which is en-suite) and family bathroom on the first floor. To the rear, there is a good sized lawned garden with a private aspect, and to the front there is ample parking for all the family. The double garage has been insulated and converted into a large home office - ideal for those working from home. Accessible to Island and Mainland links, desirable schools, Ryde Town and beaches, the home will suit a wide range of buyers - early viewing is advised. Chain free.





Accommodation:

Solid wood door to:

Hallway:

A spacious entrance with stairs to first floor. Under stairs cupboard. Radiator x 2. Doors to:

Lounge: 23'2" x 10'7" (7.06m x 3.23m)

A good sized sitting room with UPVC double glazed window to front and sliding doors to the rear. Feature open gas fireplace. Two radiators.

Dining Room: 10'7" x 10'7" (3.23m x 3.23m)

A further versatile reception room with sliding doors to the rear. Radiator.

Study: 8'3" x 6'9" (2.51m x 2.06m)

UPVC double glazed window to side. Radiator.

Cloakroom:

Comprising white suite of low level W.C and pedestal wash hand basin. Radiator. Obscure UPVC double glazed window to side.

Kitchen: 16'4" x 9'6" (4.98m x 2.90m)

Fitted with range of wall and base units with work surfaces over. Space for range cooker. 1.5 stainless steel sink unit with mixer tap over. Space for 'American Style' fridge freezer. Space and plumbing for dishwasher. Door to utility room. Open to:

Conservatory: 12'2" max x 11'0" max (3.71m max x 3.35m max)

Overlooking gardens, door to side.

Utility Room:

Fitted with base units with stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Obscure UPVC double glazed door to side. Wall mounted boiler.

First Floor

Landing:

A well proportioned gallery landing with UPVC double glazed window to side. Radiator. Door to:

Bedroom One: 14'2" x 10'7" plus wardrobes (4.32m x 3.23m plus wardrobes)

A large double bedroom with fitted wardrobes along one wall. UPVC double glazed window to rear. Radiator. Door to:

En-Suite:

Comprising white suite of double shower, vanity units incorporating hand basin and low level WC. Part tiled. Obscure UPVC double glazed window to rear. Radiator.

Bedroom Two: 14'3" x 9'8" (4.34m x 2.95m)

A further double bedroom with UPVC double glazed window to rear. Radiator.

Bedroom Three: 12'0" x 10'6" (3.66m x 3.20m)

A double bedroom with window to front. Radiator.

Bedroom Four: 11'7" x 6'9" (3.53m x 2.06m)

Currently fitted with shelving and a desk. UPVC double glazed window to front.

Bathroom:

Comprising white suite of bath, low level WC and vanity sink unit. Extractor fan. Obscure UPVC double glazed window to side. Radiator.

Office: 17'6" x 17'0" (5.33m x 5.18m)

The large office was formerly the double garage and has been insulated and lined. It also offers ample loft storage. The office has multiple power sockets and its own broadband connection.

Outside:

To the rear of the property there is a good sized lawned garden with patio area. To the front, there is ample parking for multiple vehicles.

Tenure: Freehold

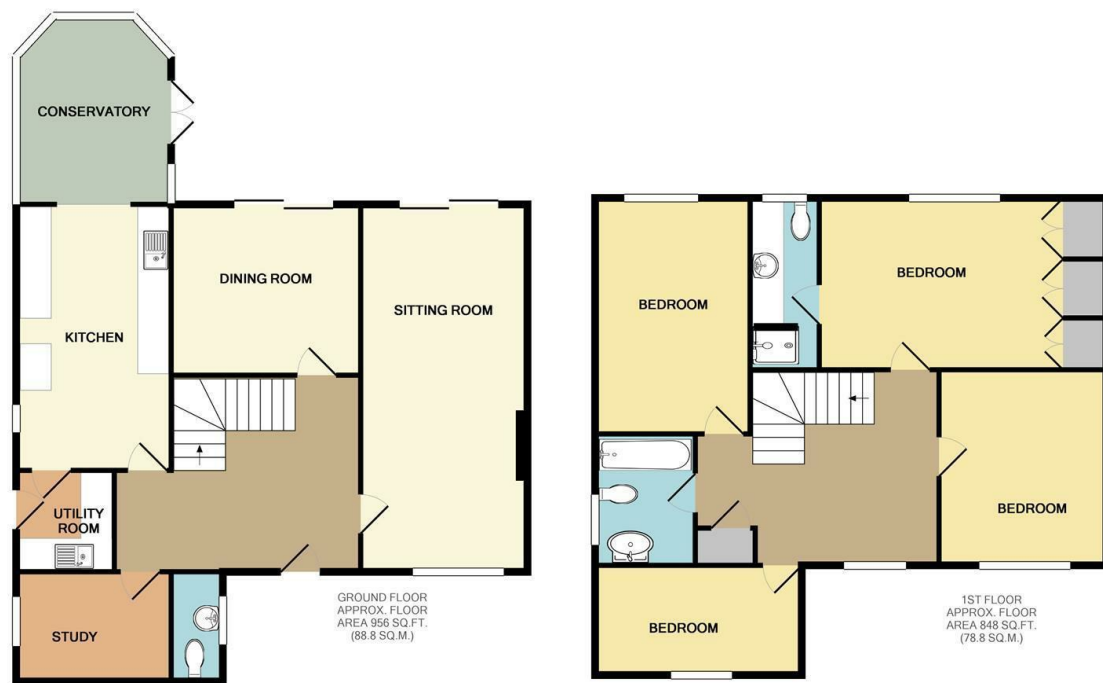
EPC: D

Council Tax: Band F

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Council Tax Band: Band F EPC Rating: D

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