ryde@wright-iw.co.uk

wright estate agency



- Stunning Detached Bungalow Built in 2021
- Beautifully Presented
- Extensive Brick Paved Driveway
- Extensive Smart Kitchen with Breakfast Bar
- Generous & Well Designed 122 sqm Interior
- Stylishly Open Plan Living Space
- Welcoming Entrance Hall
- Comfortable 3 Bedroom 1 En Suite Accommodation
- Landscaped South Facing Garden & Patio
- Sought After Village Outskirts Location

111 Newnham Road, Ryde, PO33 3TF

£520,000

Nestled on the outskirts of Binstead Village, this nearly new detached bungalow offers a perfect blend of modern living and tranquil surroundings. Built in 2021, this impressive property boasts a generous 1,313 square feet of beautifully presented space, making it an ideal home for families or those seeking a peaceful retreat.

As you enter, you are welcomed by a stylish open plan living area that seamlessly connects to a contemporary kitchen and breakfast room. This inviting space is perfect for entertaining or simply enjoying a quiet evening at home. Expansive sliding doors flood the room with natural light and provide direct access to a wonderfully sunny south-facing garden, where you can relax or host gatherings on the patio.

The bungalow features three well-proportioned bedrooms, ensuring ample space for rest and relaxation. The high-quality fully tiled bathroom and en suite shower room add a touch of luxury to your daily routine, making this home both practical and elegant.

For those with vehicles, the extensive brick-paved driveway, complete with a gated entrance, offers parking for up to four vehicles, providing convenience and security.

This property is not just bricks and mortar; it is a home that combines comfort, style, and functionality in a desirable location. With its modern amenities and charming surroundings, this bungalow is a rare find that is sure to impress. Don't miss the opportunity to make this stunning property your own.







Accommodation

Entrance Hall
10'10" x 3'7" (3.30m x 1.09m)

Lounge/Diner
24'10" x 16'6" max (7.57m x 5.03m max)

Kitchen/Breakfast Room
11'8" x 11'6" max (3.56m x 3.51m max)

Utility Room
12'3" x 5'9" (3.73m x 1.75m)
Loft Hatch

Inner Lobby

Built-in Storage

Bedroom 1
13'4" x 12'8" (4.06m x 3.86m)

En-Suite
8'0" x 6'8" (2.44m x 2.03m)

Bedroom 2
14'3" x 10'2" (4.34m x 3.10m)

Bedroom 3
10'8" x 10'5" (3.25m x 3.18m)

Main Bathroom
10'4" x 6'4" (3.15m x 1.93m)

Parking
The brick paved frontage allows spaces for 4 vehicles. Electric car charging point.

Gardens
The tastefully landscaped frontage has a shrub-lined lawn retained by wooden sleepers to good effect. A paved terrace sits below the porched entrance. A recently planted Oak tree sits towards the front boundary. Gated side access to rear South East facing garden. This is neatly laid to to lawn and framed by maturing ornamental trees and shrubs. Porcelain tile patio runs the width of property accessed via triple sliding doors off the living spaces. Garden tap. Electric car charging point. External lighting. Bin storage enclosure.







Tenure
Freehold

Council Tax
Band E

Construction Type
Brick and clad elevations. Slate roof. Cavity walls.

Flood Risk
Very Low Risk.

Mobile Coverage
Coverage Includes: EE, Three & Vodafone LImited
Coverage Includes: O2

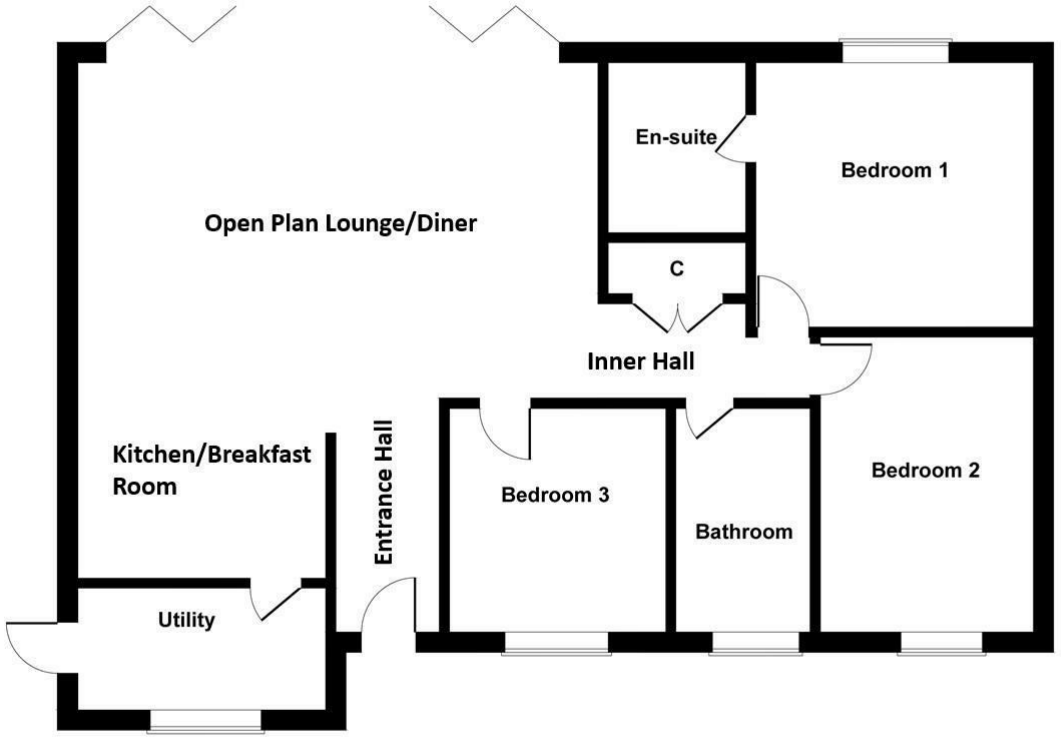
Broadband Connectivity
Openreach and Wightfibre Networks. Up to Ultrafast available.

Services
Unconfirmed gas, electric, water and drainage.

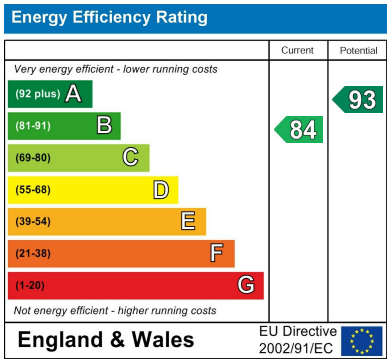
Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

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Approximate Gross Internal Area
1313 sq ft - 122 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.They cannot be regarded as being a representation by the seller, nor their agent.
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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.

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

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