



- Limited Onward Chain
- Flexibly Arranged & Future Proof Layout
- Generous West Facing Lawned Garden
- Well Placed for Schools, Buses, Golf Course & Beach
- Remodeled Modern Detached House
- Spacious Lounge & Separate Dining Room
- Parking for Two Cars
- Comfortable 5 Bedroom 1 En Suite Accommodation
- Quiet Residential Cul de Sac
- Handy Study/Work from Home Office

18 Brookfield Gardens, Ryde, Isle Of Wight, PO33 3NP

£439,950

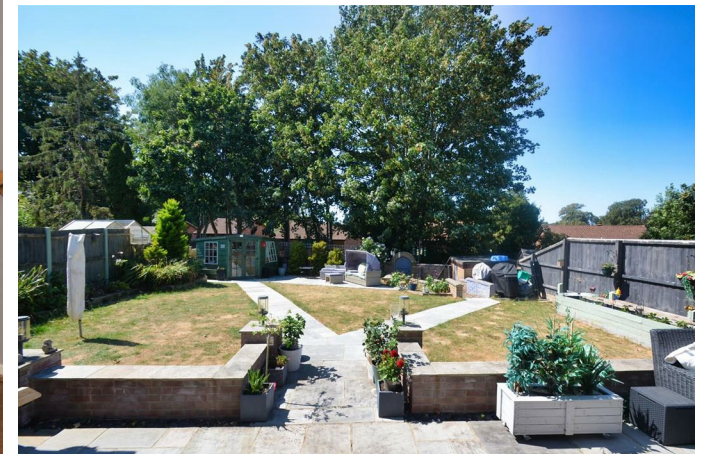
Nestled in the tranquil residential cul de sac of Binstead, this modern detached house offers a perfect blend of comfort and convenience. Built in the 1980's, the property boasts a thoughtfully remodeled interior that enhances its original layout. With five spacious bedrooms, including a ground floor bedroom suite complete with a walk-in wardrobe and en suite shower room, this home is ideal for families or those seeking extra space.

The property features two inviting reception rooms, providing ample space for relaxation and entertaining. Additionally, a dedicated study or home office allows for a productive work environment, catering to the needs of modern living.

Parking is a breeze with space for two vehicles, ensuring easy access for you and your guests. The peaceful setting is not only perfect for unwinding but also offers excellent access to local schools, a major bus route, a nearby golf course, and the beautiful beach, making it an ideal location for families and outdoor enthusiasts alike.

The generous west-facing garden is a true highlight, featuring a central lawn surrounded by a tree-lined backdrop, creating a serene atmosphere. A sizeable patio area provides the perfect spot for al fresco dining or simply enjoying the sunshine.

This delightful home in Binstead is a rare find, combining modern amenities with a peaceful lifestyle, making it a wonderful opportunity for those looking to settle in a sought-after area.



# Accommodation

## Porch

5'9" x 5'6" (1.75m x 1.68m)

## Cloakroom W.C.

## Lounge

17'5" x 13'1" (5.31m x 3.99m)

## Dining Room

10'10" x 10'3" (3.30m x 3.12m)

## Kitchen

14'4" x 7'5" (4.37m x 2.26m)

## Study/Home Office

10'5" x 6'5" (3.18m x 1.96m)

## Guest Bedroom

16'1" x 8'4" (4.90m x 2.54m)

## En-Suite

8'1" x 4'7" (2.46m x 1.40m)

## Walk-in Wardrobe

8'7" x 6'2" (2.62m x 1.88m)

## Landing

Loft Hatch

## Bedroom 1

13'10" plus wardrobes x 10'4" (4.22m plus wardrobes x 3.15m)

## Bedroom 2

13'8" x 8'7" plus wardrobes (4.17m x 2.62m plus wardrobes)

## Bedroom 3

11'9" x 7'1" (3.58m x 2.16m)

## Bedroom 4

10'9" max to recess x 10'5" (3.28m max to recess x 3.18m)

## Bathroom

7'1" x 5'5" (2.16m x 1.65m)

## Storage Garage

9'7" x 5'1" (2.92m x 1.55m)

With double doors. Storage only. Partially converted to form internal accommodation.

## Driveway Parking

Spaces for two vehicles EV charging point.



Gardens

The frontage is largely laid to lawn and punctuated by ornamental trees. Gated side accesses lead to the rear garden. This West facing garden is enclosed on all sides by fence boundaries. It comprises two main areas. The central lawn is edged by a shrub border to one side and a raised vegetable plot to the other. The sizable patio sits off the kitchen and dining room. It is neatly framed by dwarf brick walls and matching pathways extend to the remainder of the garden. A second patio is the ideal position to catch the morning Sun. Brick built garden store. Summerhouse to one corner. Covered hot tub space. Garden tap. External lighting. Gated rear access as short cut to nearby bus route. Garden shed.

Tenure

Freehold

Council Tax

Band E

Flood Risk

Very Low Risk.

Construction Type

Brick elevations. Concrete tile roof. Cavity walls.

Mobile Coverage

Limited Coverage: EE & Three

Broadband Connectivity

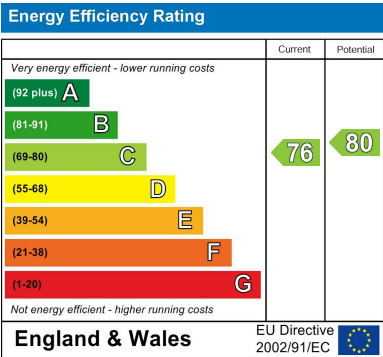
Openreach & Wightfibre Networks. Up to Ultrafast available.

Services

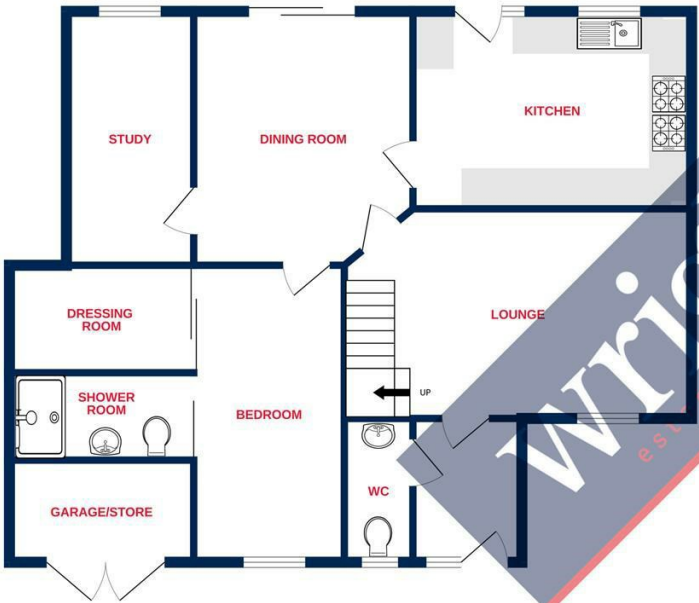
Unconfirmed gas, electric, water and drainage.

Agents Note

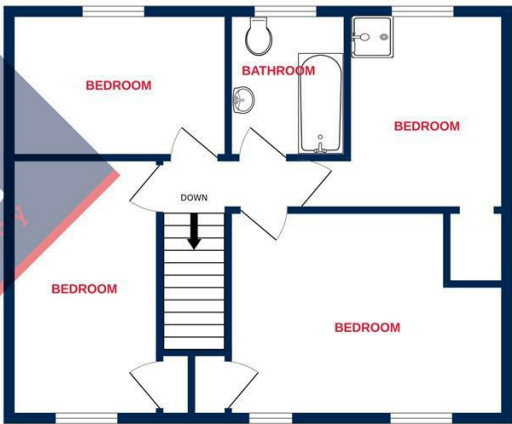
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange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



GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.  
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**Viewing:**    Date .....    Time .....

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.