ryde@wright-iw.co.uk

wright
estate agency



- No Onward Chain
- Sought After Peaceful Cul de Sac Position
- Smart Modern Kitchen
- Well Placed for Buses, Golf Course & Shortcut to Town
- Circa 1987 Built Detached House
- Spacious 17'3 Lounge & Separate Dining Room
- Driveway & Double Garage with Powered Doors
- Comfortable 4 Bedroom Accommodation
- Beautifully Landscaped Established Gardens
- D/Glazed Conservatory Overlooking Pretty Garden

11 Brookfield Gardens, Ryde, PO33 3NP

Offers In The Region Of
£429,950

Nestled in a tranquil cul-de-sac in Binstead, Ryde, this beautifully presented detached house, built circa 1987, offers a perfect blend of comfort and style. With four bedrooms and a well-appointed bathroom, this home is ideal for families seeking a peaceful retreat.

As you enter, you are greeted by two inviting reception rooms. The spacious lounge flows seamlessly into the dining room, creating an open and airy atmosphere that is perfect for entertaining. The stylish adjoining kitchen is functional and well-designed, making meal preparation a delight. A charming conservatory provides an elevated view of the meticulously landscaped gardens, allowing you to enjoy the beauty of nature from the comfort of your home.

The exterior of the property is equally impressive, featuring beautifully established gardens adorned with ornamental trees and shrubs, creating a serene outdoor space for relaxation. The driveway offers ample parking for up to two vehicles, complemented by a double garage with powered doors for added convenience.

This delightful home is ideally located just a short walk from local bus routes, making commuting a breeze. Additionally, the nearby Ryde Golf Course and a convenient shortcut to Ryde Town enhance the appeal of this property, providing easy access to local amenities and recreational activities.

In summary, this detached house in Binstead is a wonderful opportunity for those seeking a well-maintained home in a peaceful setting, with ample space for family living and entertaining. Don't miss the chance to make this charming property your own.







Accommodation

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

Cloakroom W.C

Lounge
17'3" max x 13'2" (5.26m max x 4.01m)

Dining Room
11'4" x 10'5" (3.45m x 3.18m)
Internal door to garage.

Conservatory
13'7" x 9'6" (4.14m x 2.90m)

Kitchen
14'3" x 7'6" (4.34m x 2.29m)

Built in Pantry

Landing
Loft Hatch

Bedroom 1
11'4" plus wardrobes x 10'3" (3.45m plus wardrobes x 3.12m)

Bedroom 2
13'2" x 8'6" plus wardrobes (4.01m x 2.59m plus wardrobes)

Bedroom 3
10'7" x 8'1" (3.23m x 2.46m)

Bedroom 4
9'3" x 7'7" (2.82m x 2.31m)

Built-in Boiler Cupboard

Bathroom
7'11" x 7'6" (2.41m x 2.29m)

Integral Double Garage
17'6" x 15'8" (overall dimensions) (5.33m x 4.78m (overall dimensions))
With twin powered doors. Power & lighting. Water tap. Fitted storage. Utility space.

Driveway
The brick paved driveway offers spaces for 2 cars.







Gardens
Both the front and rear gardens are beautifully landscaped and maintained. A shaped, neatly kept lawn sits centrally within the frontage framed by shrub borders and paved pathways culminating as a terrace. Gated side accesses lead to the rear garden. The wonderfully established rear garden is neatly lawned punctuated by shrub and ornamental tree filled beds and borders. The greenhouse and composting areas are cleverly screened. An impressive Lime Tree stands on the far boundary. Accessed via the kitchen or conservatory both the raised paved patio and sun deck are the perfect seating positions to overlook the pretty garden and enjoy into the evening. Garden shed hidden away to the side of the property. Garden tap x2. Fence boundaries enclose this private space.

Tenure
Freehold

Council Tax
Band E

Construction Type
Brick elevations. Concrete tile roof. Cavity walls.

Flood Risk
Very Low Risk

Mobile Coverage
Limited Coverage EE

Broadband Connectivity
Up to Ultrafast fibre available.

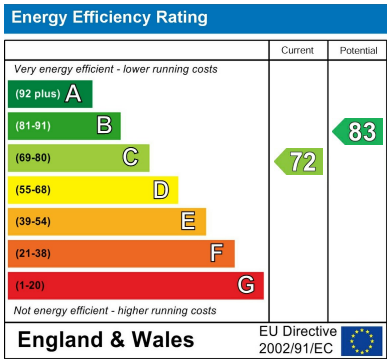
Services
Un-tested gas, electric, telephone, mains water, drainage and broadband.

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.



GROSS INTERNAL AREA
FLOOR 1: 52.67 m², FLOOR 2: 55.74 m²
EXCLUDED AREAS; CONSERVATORY: 11.29 m², GARAGE & UTILITY SPACE : 7.69 m², GARAGE: 27.67 m²
TOTAL: 52.67 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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

naea | propertymark PROTECTED

The Property Ombudsman

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.