

Arnold Road Ryde, PO33 3RQ

£350,000



This STUNNING 3 bedroom semi-detached house located in a quiet location in the popular village of Binstead, Within close reach of local schools, shops & Ten minute walk into Ryde town centre. This spacious property consists of a well presented open-plan living area/kitchen, utility room & front lounge/potential bedroom. Upstairs consists of a family bathroom, one double bedroom, one single bedroom & master bedroom with en-suite. Outside offers a patio area with raised garden with astro turf including two sheds and decking. Other benefits of the property include downstairs underfloor heating, driveway for two vehicles, boarded loft, gas central heating and double glazing. This is a must see!!

3 BEDROOMS

SEMI-DETACHED

OPEN PLAN KITCHEN/LIVING AREA

DRIVEWAY

UNDER FLOOR HEATING

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Hall

Sitting Room 14' 6" x 12' 3" (4.42m x 3.73m)

LVT Flooring with under floor heating. Double glazed window to side aspect.

Kitchen/Diner 13' 4" x 20' 9" (4.06m x 6.33m)

LVT flooring with under floor heating. Modern-fitted kitchen with wall-base units & breakfast bar. Gas hob & electric oven. Sink drainer. Double glazed window to rear aspect & french doors leading onto patio area.

Utility room 5' 7" x 8' 10" (1.70m x 2.70m)

LVT flooring with Under floor heating. Plumbing for washing machine and tumble dryer. Double glazed window to front aspect. Boiler & consumer unit.

Front Lounge 10' 6" x 12' 3" (3.20m x 3.73m)

LVT Flooring with under floor heating. Double glazed window to front aspect.

Master bedroom 13' 4" x 0' 0" (4.06m x 0m)

Carpet flooring. Double glazed windows to front and rear aspect. Wardrobe space. Access to En-suite. Radiator.

En-suite 8' 8" x 3' 5" (2.64m x 1.04m)

Laminate flooring. Walk-in shower & sink basin. WC. Double glazed frosted window to rear aspect. Heated towel rail.

Family Bathroom 9' 10" x 5' 4" (3m x 1.62m)

Laminate flooring. Bath with over head shower. Sink basin & WC. Double glazed window to rear aspect. Heated towel rail.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 100214

Bedroom 2 11' 2" x 7' 6" (3.40m x 2.29m)

Carpet flooring. Double glazed window to side aspect. Radiator.

Bedroom 3 10' 6" x 12' 3" (3.21m x 3.73m)

Carpet flooring. Double glazed window to front aspect. Radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	