

Guide Price £335,000

22 HILLRISE AVENUE, BINSTED, ISLE OF WIGHT, PO33 3TT



BRIGHT AND AIRY HOME IN ENVIABLE SETTING!

Tucked away in a sought after and tranquil residential cul-de-sac, this superbly presented SEMI-DETACHED HOUSE has been extensively upgraded and re-modelled by the current owners within recent years. Offered with neutral decor throughout, the accommodation offers a well proportioned sitting room, lovely large stylish kitchen/dining room (over-looking and opening into the garden) plus, on the first floor, 3 BEDROOMS and a bathroom. Just some of the many benefits include GAS CENTRAL HEATING, double glazing, and a delightful very private enclosed REAR GARDEN - the perfect spot for al fresco dining/entertaining. Added bonuses include ample off-street parking and the GARAGE/WORKSHOP. This desirable neighbourhood is minutes away from rural walkways in the nearby woodland, as well as close to the bus route, local schools and convenience stores. Ryde town amenities and mainland ferry links are just a few minutes' drive away, making this residence ideal for those seeking convenience, privacy and low maintenance living.

ACCOMMODATION:

Accessed via a few steps up to the side of the property. Obscured double glazed door with adjacent window into:

HALLWAY:

A welcoming hall with smart luxury vinyl flooring (which flows throughout the ground floor). Carpeted stairs to first floor. Concealed radiator. Doors to:

SITTING ROOM:

A spacious, bright and very comfortable dual aspect room with large double glazed windows to side and front. Radiators x 2 (one 'concealed'). Continuation of luxury vinyl flooring.

KITCHEN/DINER:

A very smart open plan kitchen/diner with designated dining area with double glazed windows and door to rear garden. Radiator. The stylish kitchen comprises an excellent range of white fronted cupboard and drawer units with contrasting work surfaces over incorporating breakfast bar area. Inset sink unit with mixer taps. Integral Beko 4-ring gas hob with electric oven under and extractor over. Tiled splash back. Space for 'American' style fridge/freezer. Space and plumbing for washing machine - in a 'hidden from view' section opposite an open large walk in cupboard housing space for tumble dryer. Track lighting.

FIRST FLOOR LANDING:

Carpeted landing with radiator. Access to loft space. Door to over-stairs cupboard. Doors to:

BEDROOM 1:

Carpeted double bedroom with double glazed window to front with a lovely outlook across the neighbouring rooftops and woodland. Radiator.

BEDROOM 2:

A second carpeted double bedroom with double glazed window. Radiator. Access to eaves storage.

BEDROOM 3:

A third bedroom with part sloping ceiling and room for a double bed. Carpeted flooring. Deep wardrobe/cupboard. Double glazed window to side.

BATHROOM:

White bathroom suite comprising P-shaped bath with mixer shower attachment; vanity wash basin and w.c. Luxury vinyl flooring. Heated towel rail. Obscured double glazed window.

GARDEN:

A really attractive, easy to maintain enclosed rear garden offering great privacy. The well designed garden comprises decked, patio, shingled and astro turf areas to rear with raised border incorporating assorted shrubs. There are fruit trees x 2 (apple and pear) and a timber garden shed. Gated access to front. Outside tap.

DRIVEWAY:

A large shingled private driveway provides parking for up to 4 vehicles.

GARAGE/WORKSHOP:

Single garage divided into an ideal store and workshop. Up-and-over door, power, light - plus window and pedestrian door.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Council Tax Band: C

EPC Rating: D

Conservation Area: No

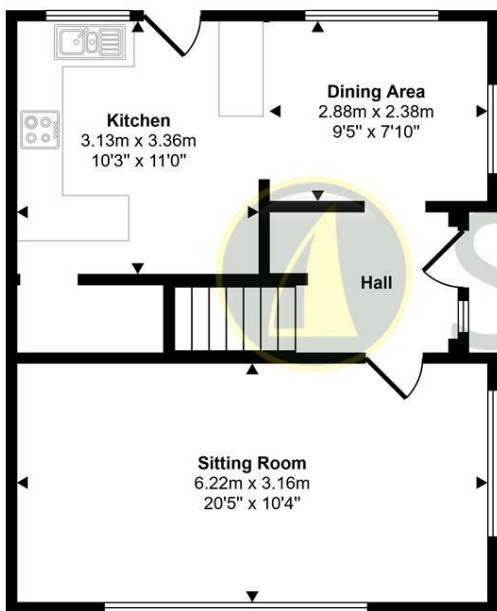
Flood Risk: None

Sellers' Situation: Seeking a home but can be chain free

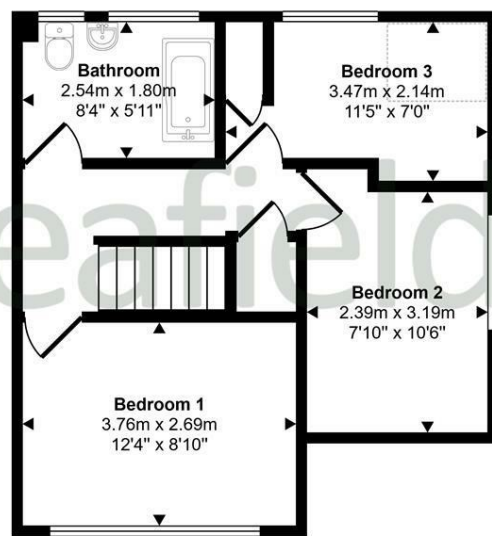
DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

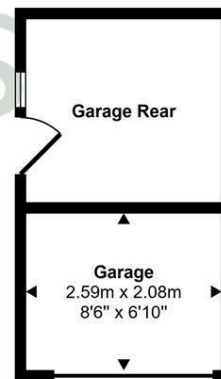
Approx Gross Internal Area
97 sq m / 1049 sq ft



Ground Floor
Approx 47 sq m / 505 sq ft



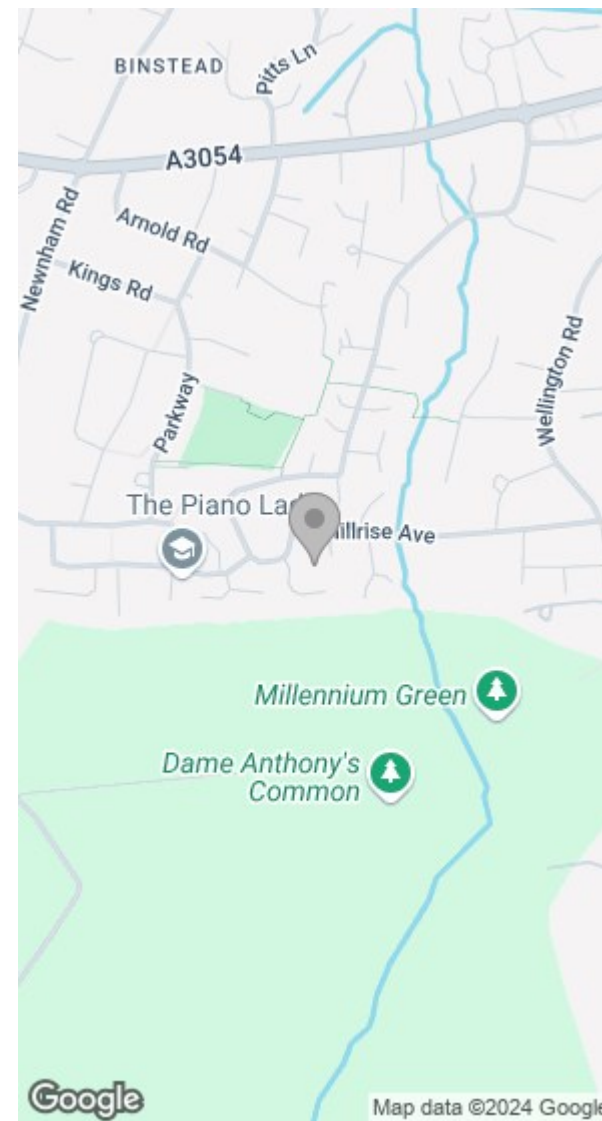
First Floor
Approx 39 sq m / 415 sq ft



Garage
Approx 12 sq m / 129 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

