

## 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

OPEN PLAN KITCHEN/LIVING AREA

**UNDER FLOOR HEATING** 

**SEMI-DETACHED** 

**DRIVEWAY** 

GAS CENTRAL HEATING & DOUBLE GLAZING

Entrance Hall GROUND FLOOR 1ST FLOOR

**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.

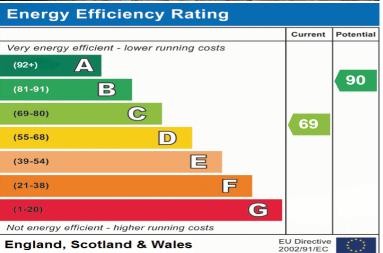
**Front Lounge** 10' 6" x 12' 3" (3.20m x 3.73m) LVT Flooring with under floor heating. Double glazed window to front aspect.

**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.







Whitel early attempt has been made to ensure the accuracy of the foorpian contained from, necessement of closes, windows, noores and any other idents are approximate and no responsibility is taken for any enter, onescess or mis-statement. This plain is for illustrative purposes only and should be used as south by any prospective purchaser. The services, system and applicances shown have not been tested and trip guarantee and the properties of the properties

**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.



