





Guide Price £479,500

23 WISHING WELL CLOSE, PONDWELL, RYDE, PO33 1FS

Seafields

EXCEPTIONAL IN QUALITY, FINISH AND PRESENTATION!

Less than 6 years old, this truly impressive 3-4 BEDROOM, 3 BATHROOM semi-detached freehold house is located within the very SELECT DEVELOPMENT in Pondwell - a most sought after location surrounded by countryside yet a pleasant walk away from the long stretch of beautiful beaches. On first entering the welcoming hallway, the quality, space and light is so very evident. The superbly proportioned accommodation comprises a fabulous OPEN PLAN living/dining room incorporating a stunning top quality kitchen, a separate sitting room (ideal music/play room/office), plus downstairs w.c. and utility room. The 3 first floor double bedrooms all benefit from LUXURIOUS EN SUITES and fitted wardrobes. Set within a good sized corner plot, the very PRIVATE GARDEN includes a substantial shed/store - perfect for bicycles/paddle board/beach gear, etc. As well as benefiting from the remains of the 10 year LABC warranty, added bonuses include engineered wood flooring, recessed down lighters, UNDER FLOOR HEATING plus a recently extended 'in/out' driveway with ample CAR PARKING. For those seeking convenience, privacy, tranquility and luxurious lifestyle. CHAIN FREE.

ACCOMMODATION:
The property benefits from solid timber panelled doors to all rooms and recessed down lighters, plus engineered wood flooring which flows throughout the property (except where specified). The solid entrance door with glazed inserts and adjacent side window panels lead to:

ENTRANCE HALL:
A large welcoming hall with carpeted stairs leading to the first floor.

CLOAKROOM/WC:
White suite comprising w.c. and vanity wash basin. Extractor. Obscured window to side.

UTILITY ROOM:
Range of smart wall and base cupboards with contrasting work surfaces incorporating sink unit. Cupboard housing Vaillant gas boiler and the under floor heating mechanisms. Window to side.

OPEN PLAN KITCHEN/LIVING:
A truly fabulous open-plan room with window to side and tri-folding doors opening out to the private garden. Contemporary wall mounted flame effect fireplace. High quality Nolte kitchen comprising excellent range of cupboard and drawer units with Corian work surfaces over. Inset double bowl sink unit with grooved drainer. Integral NEFF appliances to include tall fridge; large induction hob with 'remote' controlled contemporary extractor over; double oven/microwave; dishwasher. Integral Bosch freezer. Door to:

SITTING ROOM:
Very well proportioned and very versatile room (further reception or bedroom) with window to side.

FIRST FLOOR LANDING:
Window to rear. Airing cupboard housing hot water cylinder. Doors to:

MASTER BEDROOM:
A spacious and bright double bedroom with window to side. Door to:

EN SUITE 1:
Luxury suite comprising bath and separate shower cubicle plus vanity wash basin and w.c. Illuminated wall mirror. Heated towel rail. Wood effect tiled flooring. Tiled wall surrounds. Extractor.

BEDROOM 2:
Double bedroom with window to front over-looking neighbouring countryside. Extensive range of part-mirror fronted full width fitted wardrobes. Door to:

EN SUITE 2:
Luxury suite comprising corner shower cubicle, vanity wash basin and w.c. Wood grain effect tiled flooring. Wall tiled surround. Illuminated wall mirror. Extractor.

BEDROOM 3:
A third double bedroom with window to front offering a lovely rural outlook. Door to:

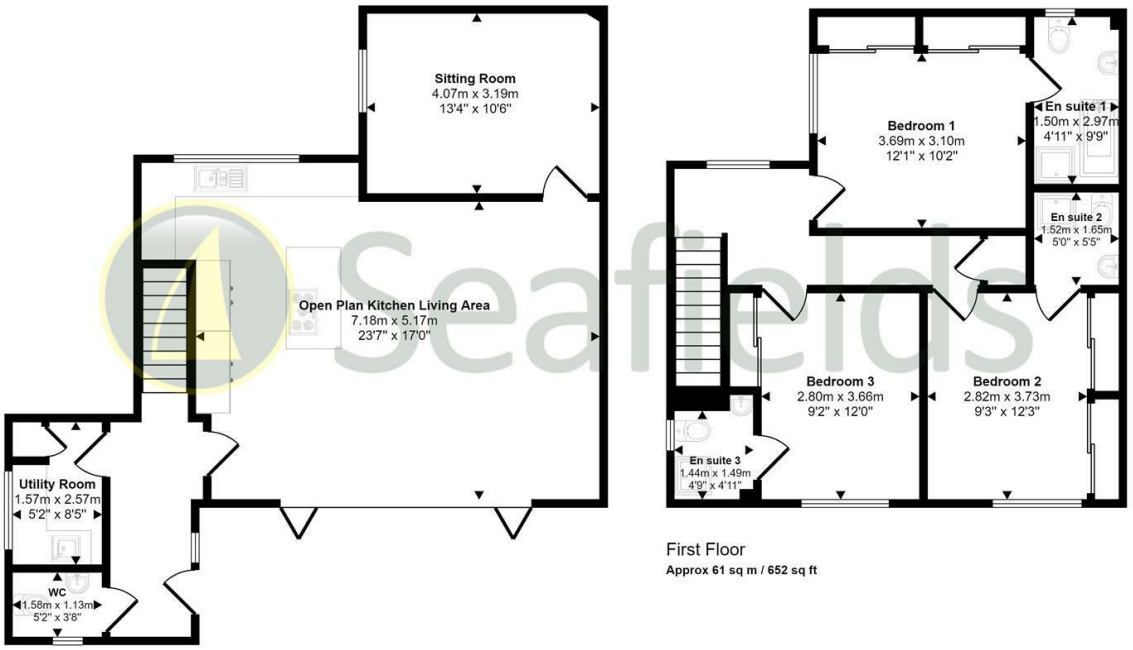
EN SUITE 3:
Again, a quality suite comprising shower cubicle, vanity wash basin and w.c. Heated towel rail. Wood grain effect tiled flooring. Extractor. Illuminated wall mirror.

GARDEN:
Fully enclosed and private garden comprising a large paved patio - perfect for al fresco dining/entertaining - with the rest being mainly laid to lawn with shrub beds. Substantial timber shed - perfect for the storage of garden/beach gear, bicycles/paddleboards/wetsuits. Secure gate leads to driveway.

DRIVEWAY:
Having been cleverly extended by the current owners, this now provides a 'drive in/out' facility, offering ample off-road parking. There is external lighting and tap.

OTHER MATERIAL FACTS:
Tenure: Freehold
Council Tax Band: D * EPC Rating: B
Services: Mains gas, electricity, water.
Gas under floor heating; * Windows: Double glazed;
Flooring: Majority engineered wood flooring, plus carpeted stairs and tiled bathrooms.
Mobile Coverage: Ultrafast availability; Vodaphone & O2 - good inside & out. Three: Good outside; variable in. EE: Good outside.

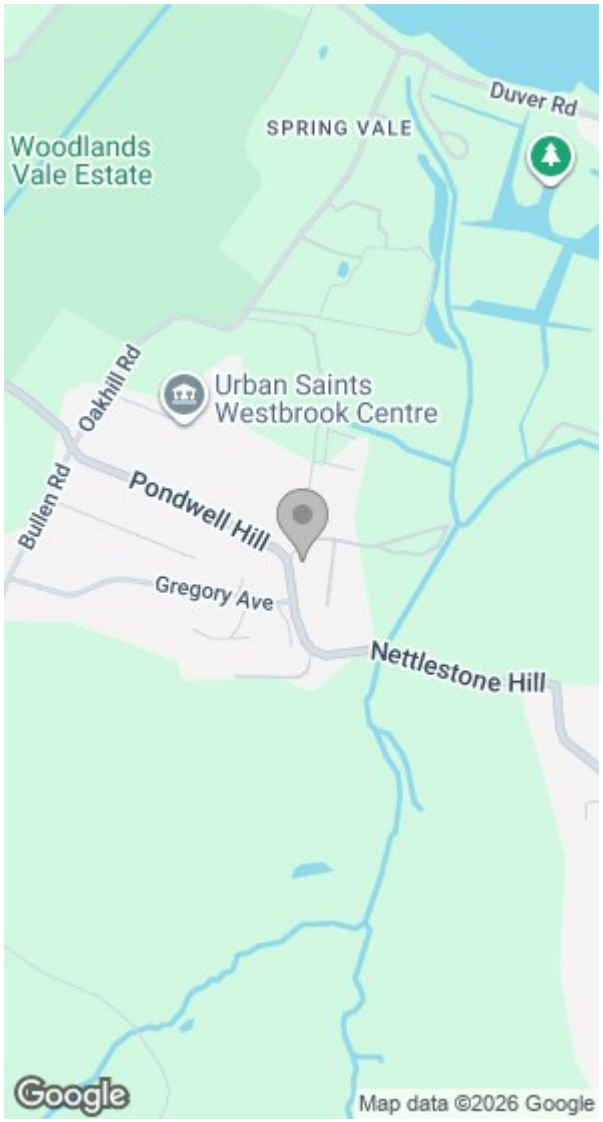
DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

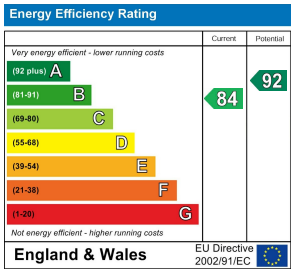


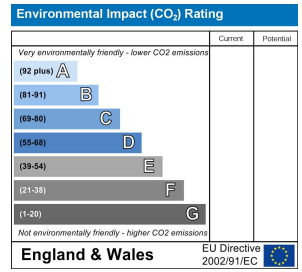
Ground Floor
Approx 70 sq m / 750 sq ft

First Floor
Approx 61 sq m / 652 sq ft

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.







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