



Guide Price £630,000

PLOT 15, 11 WISHING WELL CLOSE, PONDWELL, ISLE OF WIGHT,



EXQUISITE NEW HOME OFFERING GREAT DESIGN, QUALITY AND COASTAL VIEWS!

Such an exciting opportunity to acquire a **BRAND NEW 3 storey residence** which offers meticulous finish throughout. This **DETACHED HOUSE (1627 sq ft)** is located within the most desirable Wishing Well Close, minutes from the villages of Seaview and Nettlestone, plus a stroll away from the long stretch of beaches, eateries and Puckpool Park. In total, the property comprises **4 BEDROOMS** and 3 bath/shower rooms (2 being en suite) plus a first floor living arrangement including the fabulous 'front to rear' kitchen/diner opposite which is a charming sitting room (both with **BALCONIES**). The top floor master bedroom benefits from en suite and private sea facing **ROOF TERRACE**, with the other bedrooms/bathrooms located on the ground floor. Additional benefits include utility room, **UNDER FLOOR HEATING**, good sized patio/lawned **GARDEN**, smart driveway with ample car/boat parking plus **INTEGRAL GARAGE**. A short drive to Ryde town and the mainland ferry links, as well as to Yacht and Rowing Clubs, schools, gyms and superstores, this home really does offer 'something for everyone'.
(NOTE: 2 other neighbouring properties are also available with just a couple of small differences)

INTERESTING PROPERTY FACTS:

Age: Brand New
Construction: Brand new cavity wall construction with partial steel frame
Internet: Open Reach & Wight Fibre
Tenure: Freehold
Council Tax Band: TBC * EPC Rating: B (85)
Flooring: Engineered wood (Hallway); Carpet (Stairs/Bedrooms); Tiling (Bathrooms)
Heating: Under floor heating * Lighting: Recessed down lighters * Windows/Doors: Double glazed
New Build Warranty: 10 year LABC

ACCOMMODATION:

Smart composite door with obscured glazed insert to:

ENTRANCE HALL:

A large, welcoming hallway with engineered wood flooring. Walk-in 'Cupboard' housing boiler, hot water tank, under floor heating mechanisms, consumer unit, plus window to side. Carpeted stairs to first floor. Panelled doors to:

BEDROOM 2:

14'6 x 12'9 (4.42m x 3.89m)
Double bedroom with window to side and French doors to rear garden. Excellent range of mirror fronted fitted wardrobes. Door to:

EN SUITE SHOWER:

6'9 x 4'10 (2.06m x 1.47m)
Quality suite comprising large shower cubicle, vanity wash basin, w.c. Heated towel rail. Extractor. Obscured window.

BEDROOM 3:

13'9 x 10'4 (4.19m x 3.15m)
Carpeted double bedroom with French doors to garden. Good range of mirror fronted fitted wardrobes.

BEDROOM 4:

11'3 x 10'3 (3.43m x 3.12m)
A fourth well proportioned carpeted bedroom with window to front. Fitted wardrobe.

FAMILY BATHROOM:

8'6 x 5'3 (2.59m x 1.60m)
Quality white suite comprising bath with mixer shower; vanity wash basin; w.c. Tiled floor and surrounds. Extractor fan. Window to front.

UTILITY ROOM:

6'6 x 6'5 (1.98m x 1.96m)
Plumbing for washing machine. Continuation (from hallway) of engineered wood flooring. Door to Garage.

FIRST FLOOR LANDING:

Carpeted with stairs to second floor. High level window to rear offering ample natural light. Doors to:

KITCHEN/DINING ROOM:

26'4 x 12'4 (8.03m x 3.76m)
Beautiful triple aspect room including quality fully fitted kitchen range comprising cupboard and drawer units with Corian work surfaces, breakfast bar and sink unit. Integral AEG appliances: 4-ring hob, double oven, tall fridge/freezer, dishwasher. Windows to front and side with doors to decked **BALCONY 1** with glazed balustrade and offer breathtaking field/sea views.

SITTING ROOM:

15'11 x 13'0 max (4.85m x 3.96m max)
Triple aspect room with recessed areas, windows to side and rear (yet more lovely Solent views). Doors to southerly decked **BALCONY 2** overlooking the Close and fields beyond.

SECOND FLOOR LANDING:

Panel windows to rear and side. Door to:

BEDROOM 1:

12'5 x 10'7 (3.78m x 3.23m)
Carpeted double bedroom with sliding doors to **BALCONY 3/ROOF TERRACE**- a great spot to enjoy the natural reserve, fields, Solent/Fort outlook. Fitted wardrobe. Door to:

EN SUITE SHOWER:

Quality suite of shower, w.c. and wash basin. Extractor. Window to side.

OUTSIDE/PARKING/GARAGE:

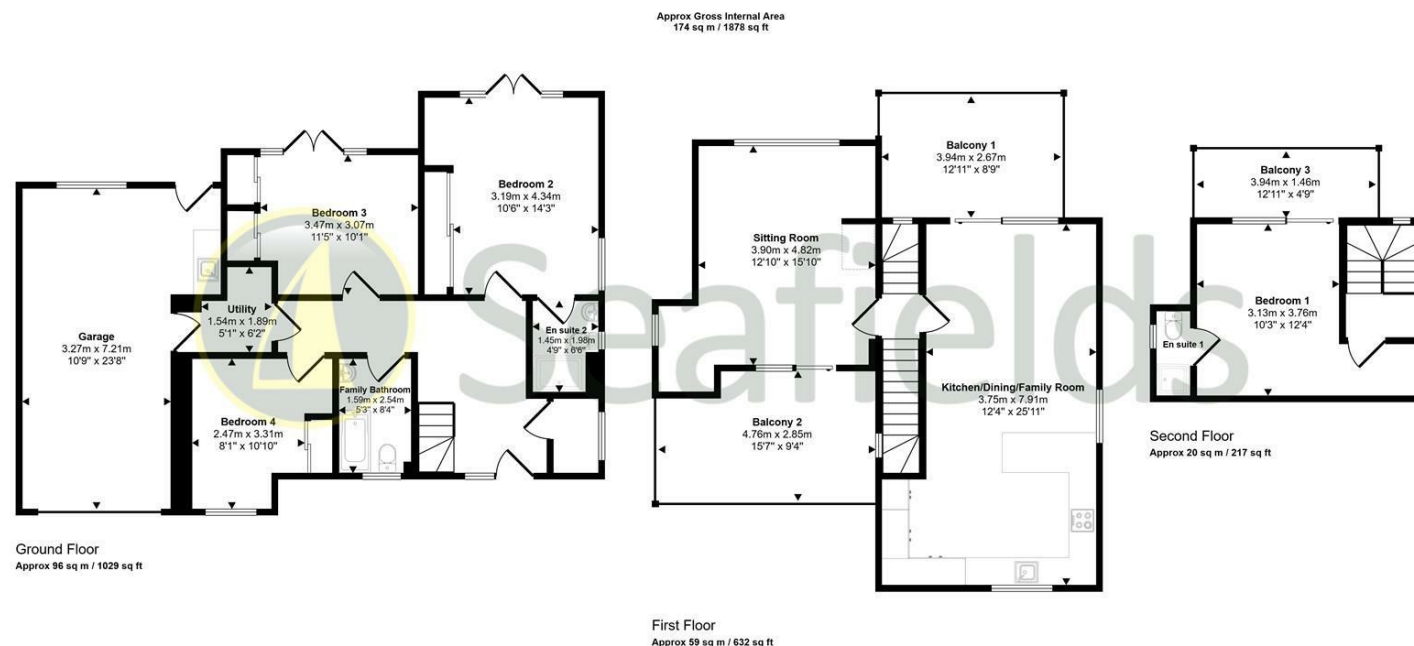
There are 3 decked **BALCONY/ROOF TERRACES** (as mentioned above) with glazed balustrade:
Balcony 1: Kitchen/diner; Balcony 2: Sitting Room; Balcony 3: Top Floor Bedroom.

Set within a good sized plot, there is a large enclosed private rear garden comprising large block paved patio (extending to the side) with the rest being laid to lawn. Gated access to front.

To the front, the smart block paved driveway provides ample off street car/boat parking space and leads to **GARAGE** with electronic roll up door, window, power and light. Internal door to utility room.

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. This is a brand new build nearing completion. There may be some alterations to the details above prior to completion and further details can be provided on request. None of the statements contained within these details are to be relied upon as statements of fact.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

