

Guide Price £645,000

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



FABULOUS BRAND NEW HOME WITHIN PEACEFUL COASTAL RETREAT!

Nearing completion, this exquisite 3 storey **DETACHED HOUSE** is set within the enviable serene development of 25 similar homes in sought after **PONDWELL**. The property offers impeccable, quality finish and would certainly ensure a luxurious lifestyle - within easy reach of the beautiful beaches plus a convenient distance from the amenities of Seaview/Nettlestone villages and Ryde town and its mainland ferry links. The accommodation comprises a real **HEART OF HOME** open plan kitchen/sitting/dining room occupying the entire first floor, plus 4 **BEDROOMS** and 3 **BATH/SHOWER ROOMS** (one of each on the ground floor). Added benefits include Utility and Boiler Rooms, under floor heating and double glazing throughout, 2 very **LARGE 35FT BALCONIES** with a lovely rural/coastal outlook, a good sized 2 tier **PRIVATE** patio/lawned **GARDEN** plus driveway providing ample parking and leading to **DOUBLE GARAGE**. Just moments from the bus route, beaches, rural bridleways as well as Nettlestone Primary School, the Mermaid Gin bar and Boat House plus other highly reputable eateries, certainly this residence offers great appeal and must be seen to appreciate all that is on offer.

GROUND FLOOR:

Composite door into:

HALLWAY:

Welcoming hall with LVT flooring and carpeted stairs to first floor. Natural light via side window and glazed door (which leads to rear garden. Walk in cupboard housing hot water tank, boiler - with window to side. Deep under stairs cupboard. Doors to:

BEDROOM 4:

Ground floor bedroom (or study) with window to front.

UTILITY ROOM:

Work top with inset sink unit. Plumbing for washing machine. Window to side.

SHOWER ROOM:

Suite comprising corner shower, vanity wash basin and w.c. Tiling to walls and floor. Window to rear. Extractor.

FIRST FLOOR LANDING:

Window to rear. Shallow cupboard housing under floor heating mechanisms. Carpeted stairs to second floor. Door to:

OPEN PLAN KITCHEN/SITTING/DINING ROOM:

Offering fabulous open-plan living this room extends to 34ft in total and comprises kitchen/dining and living areas with double glazed window and doors (with Juliet balcony) over looking rear garden - plus full width window/sliding doors x 2 to front and leading to substantial Balcony 1. Stylish kitchen comprising quality fitted cupboard and drawer units with contrasting work surfaces and AEG appliances to include induction hob with extractor, oven, tall fridge/freezer, dishwasher and wine cooler. Views towards the Nature reserve and Solent.

SECOND FLOOR LANDING:

Windows to rear. Doors to:

BEDROOM 1:

Double bedroom with double glazed sliding doors to Balcony 2. Mirror fronted fitted wardrobes. Door to:

EN SUITE SHOWER:

Suite comprising double width shower cubicle, vanity wash basin and w.c. Window to rear. Extractor. Tiling to walls/floor.

BEDROOM 2:

Double bedroom with sliding doors to Balcony 2. Deep over stairs cupboard.

BEDROOM 3:

A third bedroom with sliding doors to Balcony 2. Mirror fronted fitted wardrobe.

FAMILY BATHROOM:

Suite comprising bath, vanity wash basin and w.c. Window to rear. Tiling to floor and walls.

BALCONY 2:

Large full width decked balcony (accessed by Bedrooms 1-3) offering good privacy and far reaching rural and Solent views.

GARDENS:

To the rear is a good sized fence enclosed garden with large paved patio - perfect for al fresco dining and entertaining with a few side steps up to an elevated, good sized lawned garden. Gated side access to front. Outside tap and plug point.

DRIVEWAY AND GARAGE:

Large smart block paved driveway offering ample parking space and leading to large Garage with electronic roll up door, power and light. Window and door to rear garden.

OTHER USEFUL PROPERTY FACTS:

Construction: Brand new cavity wall construction with partial steel frame

Internet: Open Reach & Wight Fibre

Council Tax Band: To be confirmed

EPC Rating: B

Heating: Under floor heating

Lighting: Recessed down lighters throughout

Windows and doors: Double glazed

Balconies: Decked with balustrade

Flood risk: None

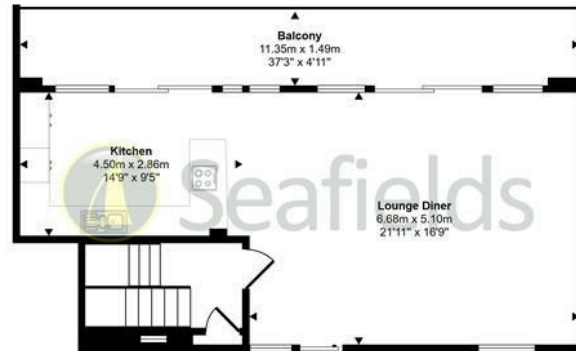
DISCLAIMER:

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.

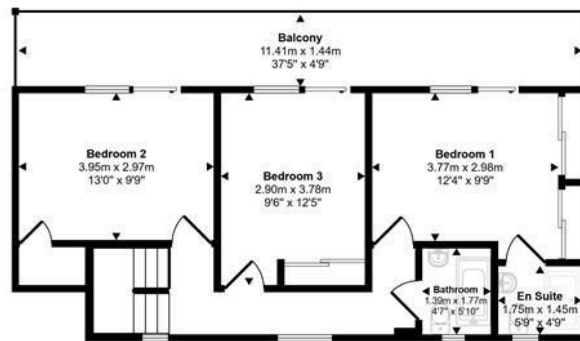
Approx Gross Internal Area
156 sq m / 1680 sq ft



Ground Floor
Approx 49 sq m / 526 sq ft



First Floor
Approx 55 sq m / 589 sq ft



Second Floor
Approx 53 sq m / 566 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 Snaggy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	93
(81-91) B			
(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	

