



- BRAND NEW Contemporary Detached Home
- Comfortable 3/4 Bedroom Accommodation
- Sea Views from Upper Floors
- Brick Paved Driveway & Garage
- Appealing Coastal Location
- Stunning Kitchen with Corian W/tops
- Three Roof Terraces & Lawned Gardens
- Flexibly Arranged Three Storey Layout
- Backs on to Fields
- Family Shower Room & En Suite Shower Room

13 Wishing Well Close, Ryde, PO33 1FS

£649,950

Nestled between Hersey Nature Reserve and the rolling fields which surround Pondwell and its neighbouring villages you will find this exciting new development. 'Wishing Well Close' is a stylish selection of 25 stunning contemporary homes beautifully designed and tastefully finished to the high quality we have learnt to expect from this developer. The site occupies a naturally elevated position surrounded by fields and woodlands leaving all properties with pleasant views and creating a rural feel to the development. We now offer for sale number 15, the most advanced of just three of this latest design of three storey homes with stunning open plan living space. This is a smart 3/4 bedroom - 1 en suite DETACHED house positioned at the seaward end of the development. The thoughtful 'upside down' design with its 1st and 2nd floor balconies and terraces ensure panoramic sea and countryside views from the upper two floors. The brick paved driveway will lead to the garage to the side offering plenty of space to park. Fashionable quality fittings and colours will finish the interior complementing such benefits as the en suite facilities, engineered wood flooring, underfloor heating and glass balustrade to the stairways. The on-trend pitch-less roof completes the contemporary appearance and as you would expect this brand new home comes with a 10 year LABC Build Warranty for added confidence of purchase.



Accommodation

Entrance Hall

13'4" x 7'11" (4.06m x 2.41m)

Built-in Cupboard

Utility Room

8'5" x 5'2" (2.57m x 1.57m)

Bedroom

14'4" x 12'8" (4.37m x 3.86m)

En Suite

6'8" x 4'10" (2.03m x 1.47m)

Bedroom

13'6" x 10'4" (4.11m x 3.15m)

Shower Room

6'4" max x 6'2" max (1.93m max x 1.88m max)

Bedroom

11'0" x 10'2" (3.35m x 3.10m)

1st Floor Landing

Kitchen/ Dining Room/ Living Room

26'2" x 15'10" max (7.98m x 4.83m max)

Roof Terrace

12'11" x 8'9" (3.94m x 2.67m)

Bedroom

16'0" x 13'1" plus recess (4.88m x 3.99m plus recess)

Roof Terrace

15'8" x 9'4" max (4.78m x 2.84m max)

2nd Floor Landing

Lounge

14'3" max to recess x 12'5" (4.34m max to recess x 3.78m)

Roof Terrace

12'10" x 4'10" (3.91m x 1.47m)

Cloakroom W/C

Garage

16'7" x 9'0" (5.05m x 2.74m)

With a roller door, power and lighting.

Driveway

The brick paved drive offers spaces for up to 4 vehicles.



Gardens

Box hedges line the boundaries of the lawned areas to the front. A gated side access leads to the enclosed rear garden. This will be laid to lawn and have a continuous brick paved patio sitting off the rear of the property accessed via double door from the principal bedroom. They back directly onto an open field and mature trees sit along the rear boundary.

**Council Tax
BAND TBC**

**Tenure
Freehold**

Broadband & Mobile Signal

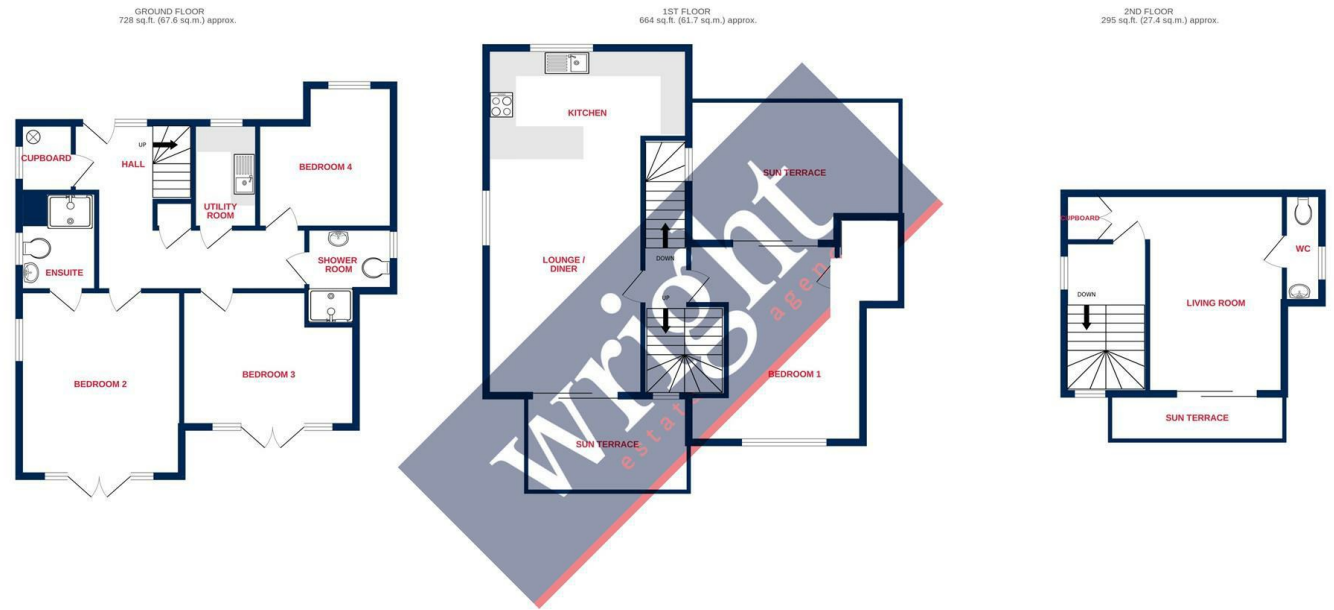
On site fibre broadband via Open Reach. Mobile signal - EE, O2, Vodafone & Three.

Services

Unconfirmed gas, electric, telephone, mains water, broadband and drainage.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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