



- Stunning Brand New Detached Bungalow
- Generous 19'5 Kitchen/Diner
- 10 Year New Build Warranty
- Predicted Energy Rating 'A'
- Comfortable 3 Bedrooms - 1 En suite Accommodation
- Stylish Interior with Underfloor Heating
- Lawned Gardens
- Airy 15'1 Lounge
- Driveway Parking
- Village Location Close to Newport

Plot 62, The Atherfield Esteem, Lily Cross Farm West Street, Godshill, Ventnor,
PO38 3HL

£452,500

Welcome to Lily Cross Farm, the latest development from Captiva Homes. This is a select development of 2,3 & 4 bedroom homes including this stunning bungalow. This DETACHED bungalow delivers the much-needed benefit of comfortable single storey living. It has been beautifully designed to embrace the requirements of the modern homeowner. A generous entrance hallway offers access to all rooms as well as essential storage facilities. The sensible layout sees both the kitchen/diner and sitting room positioned to the rear of the property offering seamless access to the garden. There are three bedrooms with the master being en suite and there is a separate family bathroom for all to use. Underfloor heating ensures the property kept suitably heated throughout at the touch of a button. Outside the gardens will be laid to lawn and screened from the surroundings ensuring a pleasant vista from all rooms. The driveway will guarantee your parking needs are more than catered for. This appealing development is positioned within the village of Godshill with picturesque rural surroundings and a 'postcard perfect' village centre with convenience store, buses and some wonderful establishments to eat and drink. The village sits between the Island's principal town of Newport and the popular coastal town of Shanklin. Newport town is home to the most extensive range of retail shops, services and facilities found anywhere on the Island and these will be a short car journey away. A network of footpaths and bridleways navigate the rural surroundings connecting to other well-trod routes, villages and towns. NB: Images & virtual tour used are of a show home from a previous site as a guide to how this property could look when decorated and furnished.



Accommodation

Entrance Hall

22'11 x 5'0 (6.99m x 1.52m)

Built in Storage

Built in cupboard housing heating system

Kitchen/Dining

19'5 max x 13'1 max (5.92m max x 3.99m max)

Lounge

15'1 x 13'3 (4.60m x 4.04m)

Bedroom 1

13'2 x 11'1 (4.01m x 3.38m)

En Suite

8'10 x 4'7 (2.69m x 1.40m)

Bedroom 2

13'2 x 11'1 (4.01m x 3.38m)

Bedroom 3

13'2 x 6'9 (4.01m x 2.06m)

Bathroom

7'6 x 6'0 (2.29m x 1.83m)

Gardens

The front and rear gardens will be neatly laid to lawn. Enclosed to rear. Paved patio the full width of the bungalow. Garden tap. External lighting. South facing garden.

Parking

Driveway parking for 2 vehicles



Show Home Images & Virtual Tour

All photos and the virtual tour used are of a similar 2 bedroom show home to help give you a guide to how this property will look when it is furnished and decorated.

Choices of internal finishing

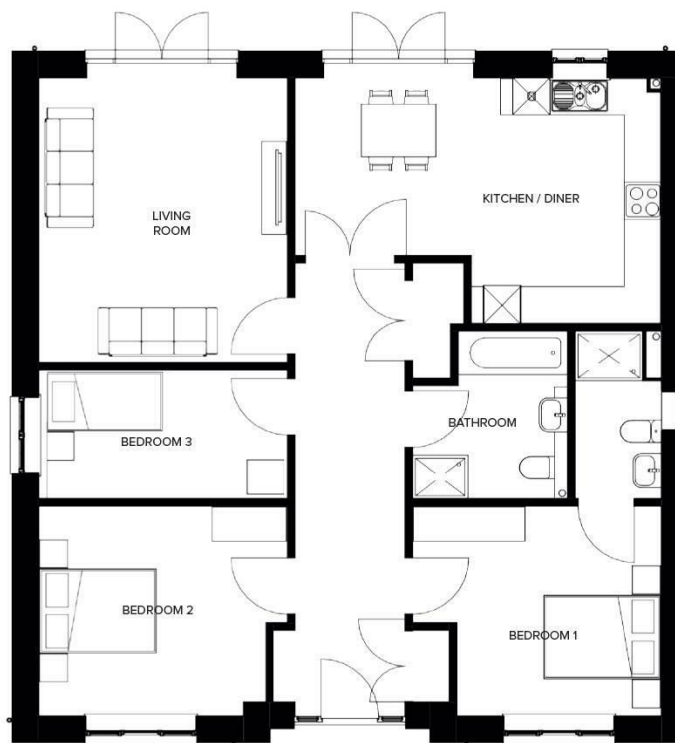
Speak to the on-site sales team to discuss the various internal finishing packages available.

Tenure

Freehold

Agents Note

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.



GROUND FLOOR

- Living Room
4595mm x 4025mm
15'1" x 13'3"
- Kitchen / Family / Dining
5923mm x 3970mm
19'5" x 13'1"
- Bedroom 1
4025mm x 3390mm
13'2" x 11'1"
- Bedroom 2
4025mm x 3390mm
13'2" x 11'1"
- Bedroom 3
4025mm x 2075mm
13'2" x 6'9"
- Bathroom
2290mm x 1820mm
7'6" x 6'0"



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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