shanklin@wright-iw.co.uk

wright estate agency

- Modern Detached House (Built 2013)
- Cul-de-Sac Location
- Choice of Kitchen, Decor and Flooring
- CHAIN FREE
- Brand New Kitchen, Decor & Flooring
- Parking for 2 Cars
- Well Placed for Village Amenities & Travel
- 3 Bedrooms (1 En Suite)
- Views Across The Village
- Enclosed Tree-Lined Garden

4 Old Pound Close, Brading, Isle of Wight, PO36 0BG

£385,000

Question: How would you like to have a choice of new kitchen, interior decoration and carpets/flooring all fitted and finished for when you move in on day one? This lovely 2013 built detached house offers exactly this so there will be no need to undertake time consuming or costly works, simply choose and move in. The interior is sensibly designed with a lounge accessing the patio and a kitchen/diner overlooking the lawned garden. Being a newer home there is a cloakroom WC on the ground floor too. Upstairs and there are 3 bedrooms to choose from, a family bathroom plus an en suite to the main bedroom. Entry to the close is via a remote controlled barrier and the driveway offers spaces for 2 cars. It is tucked away within a private cul-de-sac only a matter of yards from the village centre of Brading and as such is wonderfully close to everything which the historic village has to offer. Shops, restaurants, public houses, local primary school and football club will all be within easy reach for those looking to become part of the village community. Brading is surrounded by countryside including Brading Downs and lowland marshes so plenty to explore for the energetic. Nearby St Helens or Sandown will be your closest beaches and Brading itself sits on a main bus route and the Ryde to Shanklin train line.

Accommodation

Porch

Entrance Hall

Cloakroom

Kitchen/Diner
18'6" x 9'2" (5.65 x 2.8)

Lounge
15'7" x 11'0" (4.75 x 3.36)

First Floor Landing

Bedroom 1
11'0" x 10'2" (3.36 x 3.11)

En Suite

Bedroom 2
10'6" x 9'1" (3.22 x 2.79)

Bedroom 3
9'1" x 7'6" (2.79 x 2.30)

Bathroom

Parking
Driveway parking for 2 cars.

Gardens
A gated side access leads to the rear and side gardens. These are laid to lawn and fully enclosed by fence boundaries. A row of silver birches line the west boundary providing screening and some shade from the sun. Paved patio area. gated access to parking. Garden tap.

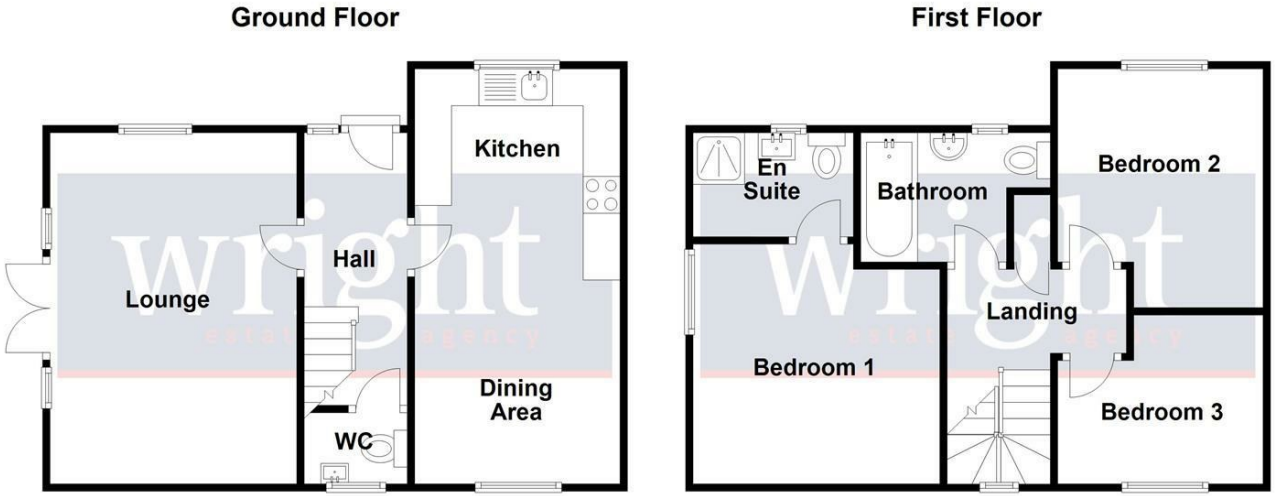
Old Pound Close
A private close of 4 detached residences built in 2013. A remote gated barrier keeps the close private to residents and guests. It sits to the rear of the old Wax Works, yards from the village centre and a 10 minute walk to the lovely rural surroundings.

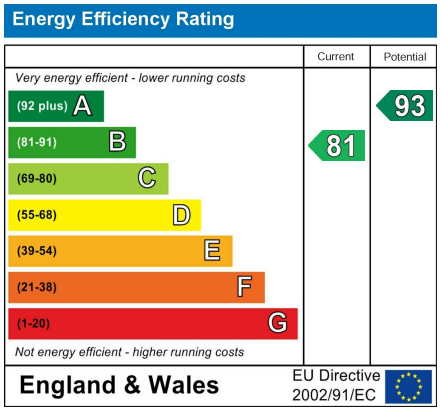
Tenure
Freehold

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

Council Tax
Council Tax Band D - Please contact The Isle of Wight Council on 01983 823901.

Agent 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.





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 Tombleson's Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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The Property Ombudsman

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