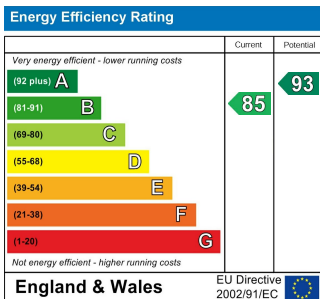


Floorplans are not to scale and for guidance only



Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

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2

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- OPEN PLAN LIVING • 5 BEDROOMS • INTEGRAL GARAGE • STUNNING KITCHEN • AMPLE OFF ROAD PARKING • MATURE GARDENS

Situated on a private development of just three properties this stunning contemporary home really must be seen. The property sits on a good sized elevated plot with some lovely countryside views to the front and mature gardens to the side and rear. Ample off road parking leading to a heated Garage (we feel additional accommodation could be created in the Garage subject to the necessary consent). The property benefits from Superb open plan Living/Kitchen room with bi-fold doors to the rear Garden, 5 Bedrooms (master en-suite) and family bathroom. The property is fully double glazed and has gas fired central heating throughout. We feel the property would make a lovely family home and would highly recommend an internal viewing. It comprises;

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN 18'3 x 27'5 (5.56m x 8.36m)

UTILITY ROOM 9'1 x 5'9 (2.77m x 1.75m)

WC

GARAGE 17'9 x 10'9 (5.41m x 3.28m)

Heated and insulated

BEDROOM 5/OFFICE 10 x 9'1 (3.05m x 2.77m)

FIRST FLOOR LANDING

BEDROOM 1 14'9 x 12'5 (4.50m x 3.78m)

Fitted wardrobe cupboards & Countryside Views

EN-SUITE BATHROOM 7'9 x 6'3 (2.36m x 1.91m)

BEDROOM 2 13'4 x 11'5 (4.06m x 3.48m)

BEDROOM 3 12'9 x 11'5 (3.89m x 3.48m)

BEDROOM 4 11'1 x 9'10 (3.38m x 3.00m)

FAMILY BATHROOM

OUTSIDE

FRONT; The front garden is mostly laid to lawn with briquette driveway providing off road parking for 4/5 vehicles. Gated side access leading to ;

REAR; The rear garden is mainly laid to lawn with lovely patio areas and mature shrubs.

TENURE - Freehold (To be confirmed)

SERVICES - All mains available

COUNCIL TAX - Band E

NOTE

The development has a residents management company to look after the communal areas and the fee for this is £130 per annum per property.



