

Ground Floor



First Floor



Floorplans are not to scale and for guidance only

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		

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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LOVE WHERE YOU LIVE

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£675,000



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• SUPERB BRAND NEW DETACHED RESIDENCE • 4 BEDROOMS • 2 WITH EN SUITE FACILITY • SUPER CUL DE SAC LOCATION • OUTSKIRTS OF SHANKLIN • PREDICTED EPC A RATING • PARKING • GARAGE • LANDSCAPED GARDENS

An attractive brand new superb chalet style house being well located in a quiet cul-de-sac towards the outskirts of Shanklin but being approximately 1 mile to the town centre shops and amenities and 1.5 miles from the sandy beaches of the Esplanade. Nearby there are many miles of delightful countryside walks and bicycle rides.

The property is now ready for occupation and has been finished to a high specification and constructed by a reputable local builder. Features and benefits to the well planned and spacious accommodation including under floor heating, being powered by solar roof panel and an air source heat pump cylinder, uPVC double glazed doors and windows, quality kitchen units with integrated appliances, en suite facilities to two of the bedrooms, bifold doors from the dining area to the garden and outside there is a block paved driveway providing parking for two to three cars, leading to a garage and easy to maintain gardens to the rear. Additionally, there is Document Q security glass, a predicted A rated EPC, the garage having attic trusses for spacious additional storage space/room and an automatic electric sectional door with a car charging point fitted.

To fully appreciate this stunning property we would recommend an internal viewing. It comprises:

GROUND FLOOR

COVERED ENTRANCE

with feature timber post, sandstone paving and front door leading to

ENTRANCE HALL

with under stair storage cupboard.

SHOWER ROOM/WC

with double width shower, low level WC and wash basin.

OPEN PLAN LOUNGE/DINER 14' 11 x 26'6 total (4.27m 3.35m x 8.08m total)

KITCHEN/DINER 24'8 total x 12'5 (7.52m total x 3.78m)

from the dining area there are doors leading onto the sandstone patio of the rear garden. Kitchen is comprehensively fitted with undermounted steel sink with mixer tap over with Minerva marble worktops with shaker style wall and base units in both sage green and white. Five ring induction hob with extractor hood over, built in microwave oven and grill. Concealed under lighting to wall cabinets, splashbacks. Feature breakfast bar.

UTILITY ROOM 12'6 x 7' 1 (3.81m x 2.13m 0.30m)

Sink and storage units. Cupboard housing boiler and unvented cylinder. Side door to outside.

STUDY/BEDROOM 4 11'6 x 8'6 (3.51m x 2.59m)

SITTING ROOM 15'1 x 13'10 (4.60m x 4.22m)

Stairs leading to

FIRST FLOOR AND GALLERIED LANDING

with feature oak handrail and spindles. Built in airing cupboard.

BEDROOM 1 18'2 into bay x 14'10 (5.54m into bay x 4.52m)

with walk in wardrobe, en suite shower, wash basin and low level WC. Mirror with lighting.

BEDROOM 2 12'8 max x 13'3 max (3.86m max x 4.04m max)

with en suite shower with quadrant shower, wash basin and low level WC.

BEDROOM 3 13'4 max x 17'1 exc of recess (4.06m max x 5.21m exc of recess)

BATHROOM/WC

with freestanding bath, quadrant shower, wash basin and low level WC.

OUTSIDE

Block paved driveway/turn area providing access to single GARAGE (18'4 x 9' 10) with up and over door and door to rear garden. Low maintenance gardens to the front and the rear garden being laid to lawn with an additional sandstone terrace to the rear garden.

SERVICES

Mains electricity, water and drainage. Heating is provided by gas boiler and air source heat pump, supplemented by a 4.3kw solar panel system and delivered by under floor heating on the Ground Floor and radiators to the First Floor.

TENURE

Freehold

COUNCIL TAX

To be assessed

