



Guide Price £749,950
17 WISHING WELL CLOSE, RYDE, PO33 1FS



EXCEPTIONAL BRAND NEW HOME WITHIN STUNNING COASTAL SETTING!

Set within WISHING WELL CLOSE - an elite new development on the edge of Pondwell, Seaview and Nettlestone villages - this superbly designed 'upside down' DETACHED HOUSE offers ample space, light and impeccable finish throughout. Laid out over 3 storeys, the first floor offers a fabulous open-plan sitting/dining room which incorporates a very stylish kitchen. There are 4 BEDROOMS plus 4 luxury en suites (the 'master suite' occupying the entire top floor), as well as a utility/boiler room and cloakroom/wc. The 2 upper floors benefit from decked BALCONIES with glazed balustrades - commanding WONDERFUL VIEWS over the Nature Reserve, Solent and neighbouring countryside. There is also a large PRIVATE GARDEN, sweeping driveway providing ample car/boat parking, plus GARAGE. As well as the LABC 10 year warranty, some of the many benefits include under floor heating, double glazing and recessed lighting throughout. Moments from the bus route, Wishing Well Close is a short stroll (down Oakhill Road) to the long stretch of fantastic beaches - as well as an easy walk away from village amenities including Yacht Club, bars and eateries, plus the historic Puckpool Park. Ryde town is also within easy walking distance (or a short drive) with its shopping centre, community pool, rowing club and mainland passenger ferry links. So perfect for those seeking luxury, convenience and tranquility.

ACCOMMODATION:

ENTRANCE HALL:

A spacious and light split level hallway with stairs to first floor and deep cupboard below. Doors to:

DOWNSTAIRS W.C.:

Quality white suite of w.c. and vanity wash basin. Extractor.

UTILITY/BOILER ROOM:

White base units with quality work surfaces over and inset sink unit. Plumbing for washing machine and tumble dryer. Vaillant gas boiler. Cupboard housing Vaillant hot water tank and fuse box. Window to front.

BEDROOM 2:

Substantial double bedroom with double glazed French doors x 2 (to front and rear). Fitted mirror fronted wardrobes x 2. Door to:

EN SUITE 2:

Luxury white suite comprising double shower cubicle, vanity wash basin and w.c. Extractor.

BEDROOM 3:

Double bedroom with French doors to rear garden plus windows to side. Door to:

EN SUITE 3:

Luxury white suite comprising double cubicle, vanity wash basin and w.c. Extractor.

BEDROOM 4:

A fourth double bedroom, again with French doors to rear garden and windows to side. Door to:

EN SUITE 4:

Quality white suite of large shower cubicle, vanity wash basin and w.c. Extractor. Window to side.

FIRST FLOOR LANDING:

Stairs leading to second floor with window to side. Glazed balustrade with white painted bannister. Door to:

OPEN PLAN LIVING:

A superbly proportioned, naturally light triple aspect L-shaped reception room incorporating spacious and bright sitting/dining areas with 3 x dual aspect sliding doors leading to the extensive wrap around balcony - and offering lovely Solent, mainland and rural views. Further large window to front. Very sleek, gloss white kitchen range incorporating inset sink unit with grooved drainer, plus appliances to include: Induction hob, eye level oven and microwave, tall fridge/freezer, wine cooler and dishwasher.

SECOND FLOOR LANDING:

Windows to side and front. Glazed balustrade. Door to:

MASTER BEDROOM SUITE:

Luxurious double bedroom with windows to side and sliding doors leading to decked BALCONY 2 (with glazed balustrade and more fantastic sea/country views). Full width mirror fronted fitted wardrobes. Door to:

EN SUITE 1:

Luxurious bath/shower room comprising bath, large shower, twin wash basins and w.c. Frosted windows to front and side.

OUTSIDE:

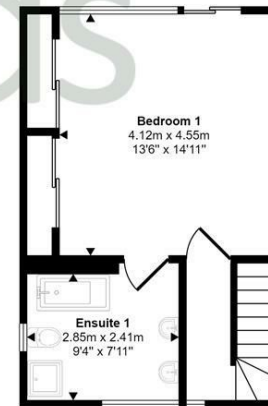
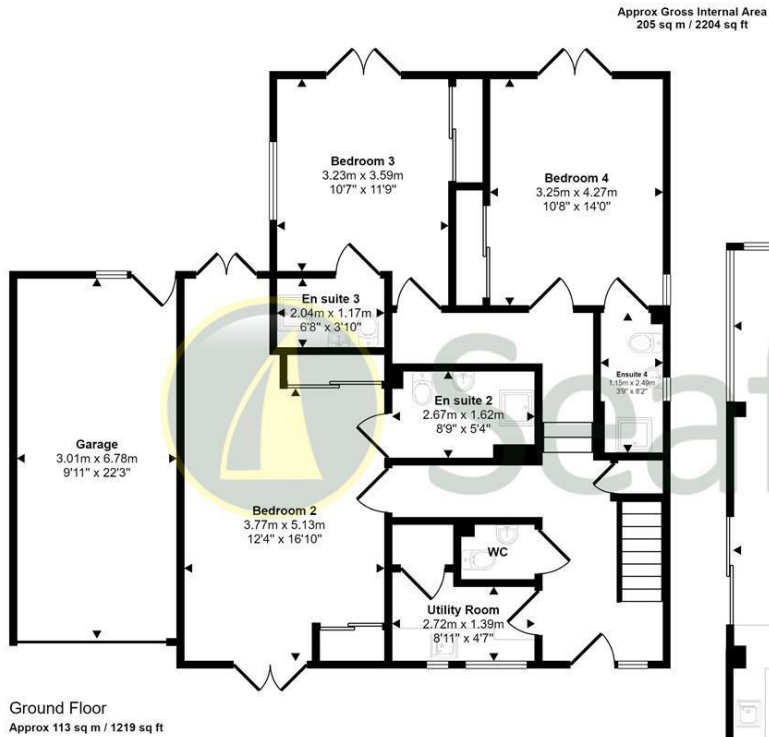
As well as the large BALCONIES from both the first and second floors, there is a superbly proportioned enclosed, private rear garden comprising patio plus 2 tier newly turfed lawns. Gated access to front with further lawned area with newly planted hedging.

DRIVEWAY and GARAGE:

A sweeping brick paved driveway providing ample car/boat parking space and leading to the Garage (with roller door, power, plus window and door to rear garden).

INTERESTING PROPERTY FACTS:

Warranty: 10 year LABC * Council Tax Band: E * Tenure: Freehold * EPC Rating: B
Heating: Under floor heating throughout * Flooring: Carpets, engineered wood and tiling *
Windows and Doors: Double glazed * Lighting: Recessed lighting.
Flooring: Quality carpets, tiled and engineered wood flooring * Staircases: Glazed balustrades with white painted banisters and timber hand rails.
Balconies: Decked with glazed balustrades and superb far reaching views * Views: Extensive views across Nature Reserve, countryside, sea & mainland beyond.
Restrictions: No holiday lets are permitted within this development.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	90
(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	

