



Guide Price £699,000

22 PONDWELL CLOSE, PONDWELL, ISLE OF WIGHT, PO33 1QD



Seafields

## **INCREDIBLE SPACE AND VERSATILITY ... WITH MANY SURPRISES!**

Having been expertly re-modelled and extended over recent years, this **DETACHED HOUSE** (approx 2345 sq ft) now offers great versatility and provides excellent accommodation, easily suitable for 2 generations of families due to the clever layout over the 2 floors. In total, there are 2 large sitting rooms, a most impressive 'HEART OF THE HOME' kitchen/dining/family room, as well as 6 **BEDROOMS** and 3 **BATHROOMS** (2 of each on the ground floor). Some of the benefits include gas central heating, double glazing throughout, utility room, an impressive large **SOUTH-FACING GARDEN**, parking bay and garage/store. Added bonuses include a **SAUNA** and **HOT TUB**, inset trampoline .. plus a fabulous **SUMMER HOUSE** (perfect games/music room) plus workshop. Located in a tranquil cul de sac on the edge of Seaview and Nettlestone villages, moments from the neighbouring countryside and fabulous beaches - with Ryde town amenities, schools and mainland links a short drive away. Viewing is essential to appreciate all that this impressive residence offers ... inside and out!

### **ENTRANCE PORCH & HALL:**

Double glazed door to PORCH with tiled floor and ample space for coats and boots. Multi-paned door to HALLWAY with wood laminate flooring and carpeted stairs to first floor. Radiator. Doors to:

### **SITTING ROOM 1:**

Charming room with double glazed sliding doors to garden. Radiator. Continuation of wood laminate flooring.

### **KITCHEN/DINING/FAMILY ROOM:**

A fabulous open plan room with high quality extensive range of gloss fronted cupboard and drawer units with contrasting deep/solid work surfaces over. Further units and breakfast bar within central 'Island'. Large Rangemaster including 5 ring gas hob, double oven, grill and plate warmers. Dishwashers x 2. Space for American style fridge/freezer. Double glazed window and door to garden. Open plan aspect into an impressive triple aspect Conservatory/Dining Room with French doors to garden. Radiators x 2. Wood laminate flooring. Door to:

### **SITTING ROOM 2:**

Superbly spacious dual aspect room with double glazed window to front and sliding patio doors to rear garden. Radiators x 2.

### **BEDROOM 1:**

Double bedroom with double glazed squared bay window to front. Radiator. Extensive range of fitted wardrobes. Door and 2 steps down to:

### **EN SUITE 1:**

Stylish, bright suite comprising large tiled shower cubicle, 'his & hers' contemporary vanity wash basins and w.c. Luxury vinyl flooring. Shaver light. Heated towel rail. Obscured double glazed window to front. Door to:

### **UTILITY ROOM/SAUNA:**

Useful room with plumbing for washing machines x 2 and tumble dryer. Door to large SAUNA. Further doors to Garage and rear garden.

### **BEDROOM 3:**

Double bedroom with double glazed window to front. Radiator. Range of fitted wardrobes.

### **FAMILY BATHROOM:**

Luxury white suite comprising P-shaped bath with shower over; wash basin, shaver light and w.c. Heated towel rail. Tiled splash backs. Extractor.

### **FIRST FLOOR LANDING:**

Carpeted landing which extends to a large open 'dressing area' with Velux window offering natural light. Recessed down lighters. Eaves storage. Doors to:

### **BEDROOM 2:**

Well proportioned dual aspect double bedroom with Velux window to front and double glazed window offering superb outlook over the gardens and countryside beyond. Radiators x 2. Door to:

### **EN SUITE 2:**

Modern suite comprising large shower cubicle, vanity wash basin and w.c. Heated towel rail. Recessed down lighters. Obscured double glazed window to rear.

### **BEDROOM 4:**

Well proportioned bedroom with Velux and side double glazed window. Access to eaves. Radiator. Recessed down lighters.

### **BEDROOM 5:**

A bright southerly bedroom with more super garden/rural views. Radiator.

### **BEDROOM 6:**

L-shaped bedroom with double glazed window offering a lovely rural outlook. Radiator. Recessed area ideal for wardrobe.

### **GARDENS:**

Set within a superbly proportioned plot, there are lovely large southerly gardens comprising a terraced area - perfect for al fresco dining - with the rest being mainly laid to lawn with mature tree (including TREE HOUSE) plus assorted shrubs. Rear gated access to Gregory Avenue. ADDED BONUSES: Inset TRAMPOLINE. Large HOT TUB plus outside tap and Butler sink! There is a small enclosed front garden with dwarf brick wall.

### **SUMMER HOUSE:**

18'0 x 15'0 (5.49m x 4.57m)

Constructed within recent years, a fantastic SUMMER HOUSE with French double glazed doors x 2 sets, light and power. A perfect Games/Music/Party Room!

### **DRIVEWAY/GARAGE:**

A deep/wide off-street parking bay leading to GARAGE - a perfect store with power, light and electric meter/fuse box. Door to Laundry Room.

### **OTHER PROPERTY FACTS:**

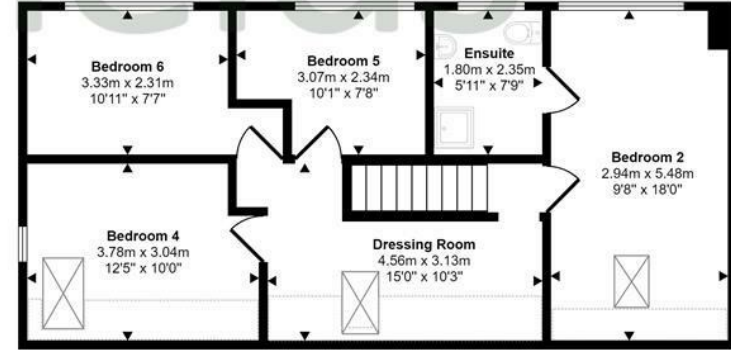
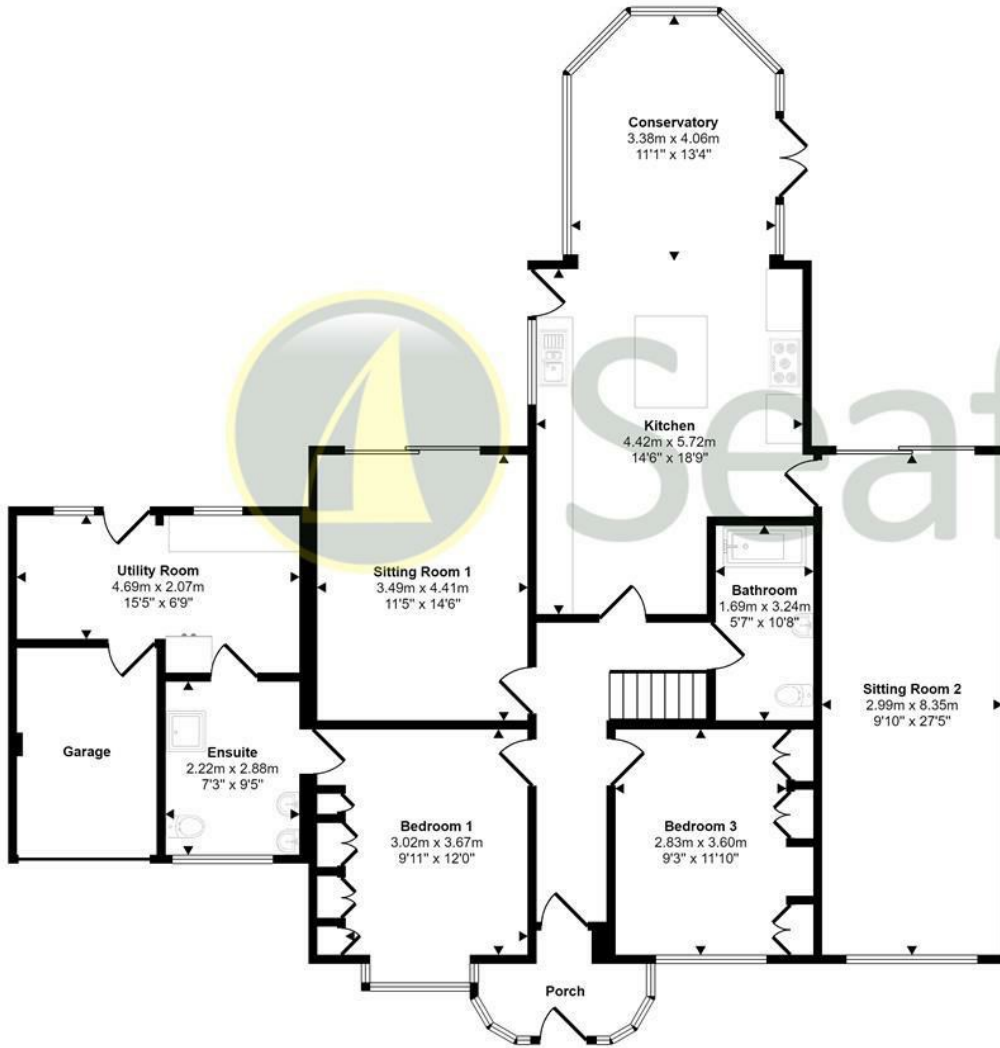
Tenure: Freehold \* Council Tax Band: D \* EPC Rating: C

### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Approx Gross Internal Area  
218 sq m / 2345 sq ft



Ground Floor  
Approx 154 sq m / 1660 sq ft

First Floor  
Approx 64 sq m / 684 sq ft

Denotes head height below 1.5m

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			
(69-80) C		70	78
(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	

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