



Guide Price £495,000

2 PRIORY MANOR COURT, POPHAM ROAD, SHANKLIN, PO37 6RF



Seafields

LAST ONE AVAILABLE!!

STUNNING BRAND NEW HOME IN AREA OF OUTSTANDING NATURAL BEAUTY!

A beautifully appointed 3 STOREY HOUSE offering 4 LARGE BEDROOMS and 3 LUXURY BATH/SOWER ROOMS - located within this lovely location moments from open parkland, Rylstone Gardens, The Chine and a great choice of shops, bars and restaurants. Shanklin also offers easy access to wonderful countryside and beautiful sandy beaches. This select development of only 3 homes has been tastefully designed to offer ample space, light and versatility throughout - and the HIGH STANDARD of quality and finish is very clear to see. This property comprises a large sitting room, superbly appointed, very sleek kitchen/dining room, utility room and downstairs cloakroom/wc, with the 4 bedrooms (2 with en suite facilities) being located on the upper floors. As well as the 10 YEAR WARRANTY, benefits include GAS CENTRAL HEATING, double glazing, patio/lawned GARDEN and a wide PARKING BAY. A fantastic opportunity for those seeking luxury, tranquility and convenience!

ACCOMMODATION:

ENTRANCE HALL:

Multi-point lock composite entrance door to hallway with luxury vinyl flooring and stairs to upper floors. Under stairs cupboard.

SITTING ROOM:

14'6 x 13'2 (4.42m x 4.01m)

Superbly proportioned carpeted room with double glazed bay window to front.

KITCHEN/DINER:

20'1 x 13'1 max (6.12m x 3.99m max)

Quality kitchen range comprising soft closing handleless white gloss cupboard and drawer units with work surface incorporating stainless steel 1.5 bowl sink unit with chrome mixer tap. AEG appliances included:

Induction hob with extractor fan; double oven/microwave/grill. Built-in Lamona appliances include:

Dishwasher; tall fridge; tall freezer; wine cooler. Smart luxury vinyl flooring. Recessed down lighters. Door to Utility Room. Window to rear plus additional Velux windows offering additional extra light. Sliding patio doors to rear garden.

UTILITY ROOM:

Space and plumbing for washing machine. Continuation of luxury vinyl flooring.

CLOAKROOM/WC

White suite comprising w.c. and wash hand basin. Recessed down lighters.

FIRST FLOOR LANDING:

Door to Boiler Room. Stairs leading to second floor. Further doors to:

MASTER BEDROOM:

14'6 x 13'1 (4.42m x 3.99m)

Carpeted double bedroom with window to front. Radiator. Door to:

EN SUITE 1:

7'5 x 4'10 (2.26m x 1.47m)

Quality white suite comprising shower cubicle and porcelain wash basin with chrome taps. Low flush w.c.

Electrical connection for illuminated mirror. Luxury vinyl flooring. Tiled surround. Chrome heated towel rail. Low energy usage downlighters. Window to front.

BEDROOM 2:

14'8 x 12'2 (4.47m x 3.71m)

Carpeted double bedroom with window to rear. Door to:

EN SUITE 2:

6'5 x 4'2 (1.96m x 1.27m)

Quality white suite comprising shower cubicle and porcelain wash basin with chrome taps. Low flush w.c.

Electrical connection for illuminated mirror. Luxury vinyl flooring. Tiled surround. Chrome heated towel rail.

Recessed down lighters.

SECOND FLOOR LANDING:

Carpeted landing with doors to:

BEDROOM 3:

14'6 x 13'2 (4.42m x 4.01m)

Another large carpeted double bedroom with window to front. Radiator. Built-in wardrobe.

BEDROOM 4:

14'8 x 12'3 (4.47m x 3.73m)

A fourth large carpeted double bedroom with window to rear. Radiator. Built-in wardrobe.

FAMILY BATHROOM:

12'8 x 4'11 (3.86m x 1.50m)

Quality white suite comprising bath, separate shower cubicle and wash basin with chrome taps. Low flush

w.c. Electrical connection for illuminated mirror. Luxury vinyl flooring. Tiled surround. Chrome heated towel rail.

Window to front.

OUTSIDE:

Garden: Enclosed via fences, private gardens comprising paved patio areas - perfect for al fresco dining with the rest being laid to lawn.

Parking: There is a large expanse of forecourt area to the front of Priory Manor Court - (Plot 1 - sold) up to 3 parking spaces to the left; (Plot 2) up to 2 parking spaces to the front. Note: Plot 3 (sold) has parking to the right. A contribution to low maintenance requirement for the front forecourt and centre/left hand side border planting will be required with the other 2 owners. (Note: There is wiring to the parking area for future installation of EV charging points).

INTERESTING PROPERTY FACTS:

Quality build with 10 YEAR WARRANTY.

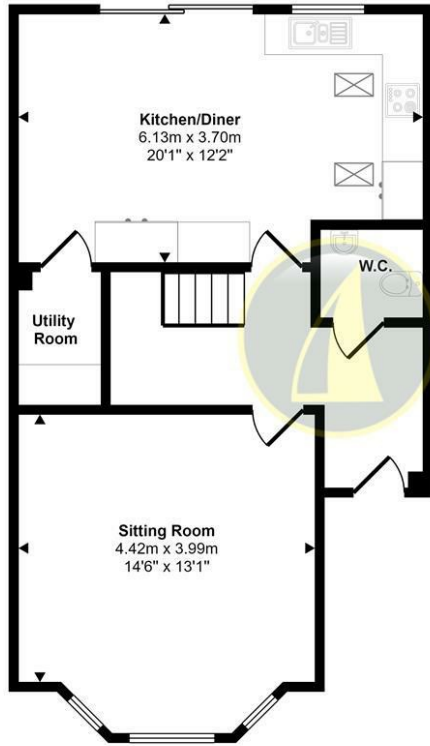
Construction: Timber framed for improved insulation. Handmade external buff brickwork and red brick trim to windows and decorative run at first floor level. Grey slate tiles to roof. White Victorian style decorative fascia to soffit with black trim presentation to slate tiles in the gable ends. Victorian style black downpipes/hoppers.

Windows: white UPVC sash windows with tilt and slide functionality.

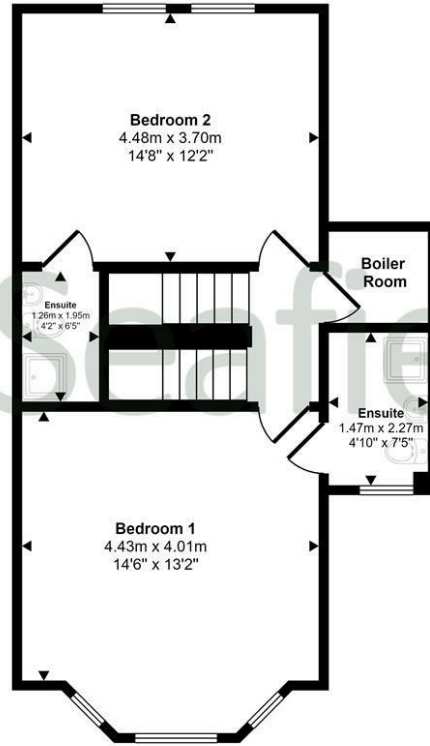
Plumbing: Gas central heating with radiators to all rooms and heated towel rails to bathrooms. Megaflo water tank. High efficiency boiler.

Council tax band: E * Energy Performance Rating: B

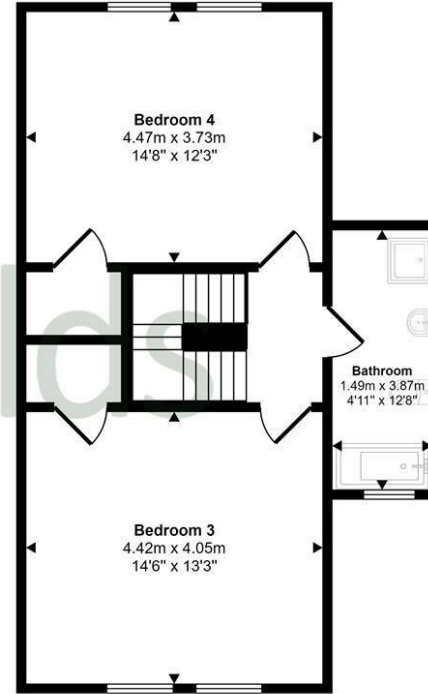
Approx Gross Internal Area
161 sq m / 1734 sq ft



Ground Floor
Approx 58 sq m / 621 sq ft



First Floor
Approx 53 sq m / 566 sq ft



Second Floor
Approx 51 sq m / 548 sq ft

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		92
(81-91) B	85	
(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	

