

SPENCE WILLARD

NEW HOMES & DEVELOPMENT



Plot 1 Peacock Close, Shanklin, Isle of Wight, PO37 6LZ

A beautiful and spacious new 5 bedroom home in a sought-after location. These A rated energy efficient detached homes are finished with a high specification and boast generous proportions and attractive open-plan family space with bi-folding doors open to landscaped gardens.

VIEWING

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Sunningdale is an attractive family home offering generous proportions and fantastic open-plan family space, with bi-folding doors leading to landscaped gardens. Featuring up to five bedrooms including four double bedrooms, three of which are on the first floor there are three bathrooms and an additional study/family room. The kitchen is equipped with a range of quality appliances, ample storage, and advanced technology, finished in a subtle sage green and white cupboard with Minerva marble worktops. Bathrooms and ensuites incorporate a luxurious specification with freestanding baths, rainfall-style showers and illuminated mirrors. With impressive internal finish including solid timber internal doors with brushed finish steel handles and also carpeted floors upstairs and a herringbone pattern luxury vinyl tile floor throughout the hall and kitchen on the ground floor.

The state-of-the-art homes are designed with comfort and efficiency in mind. Under floor heating powered by solar roof panels and an air source heat pump cylinder. This, combined with modern features including Document Q security glass, ensures a predicted A-rated EPC. The attached garage includes attic trusses for a generous additional storage space/room and an automatic electric sectional door and a car charging point already fitted. Landscaped gardens wrap around the house and offer a low-maintenance space to enjoy the peaceful and private position. The garden is laid to lawn with a sandstone patio and fenced boundaries with hedging and specimen trees while a block paved driveway at the front provides parking for at least two cars.

Situated a short walk from Sandown and Shanklin Bay and nearby Shanklin Old Village centre has a range of shops, restaurants and a sandy beach as well as close by. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours.

Accommodation
Ground Floor

Entrance

A ramp providing easy, level access for restricted mobility is laid with sandstone paving leading to the front door with side light window and an attractive cedar clad porch over.

Hallway

A wide entrance with plenty of space for hanging coats, under stair cupboard and LVT flooring running through to the kitchen. Shower Room and W.C.

Study / Bedroom 5

Ideal home office or ancillary bedroom with window overlooking side aspect.

Kitchen

Beautifully curated with shaker style storage cupboards in both sage green and white with brushed steel handles and Minerva Marble work tops. Undermounted steel sink with mixer tap over and 5-ring induction hob with extractor hood. Built in mid-level microwave, oven and grill, undercounter lighting and tiled splash backs. The kitchen window overlooks the garden while there is a large breakfast bar for dining and entertaining.

Open Plan Living Room

This large space is open plan to the kitchen and garden with bi-folding aluminium doors making it a superb family room, ideal for entertaining dual aspect with south easterly aspect overlooking the garden and to the west over the front driveway.

Utility / Plant Room

A versatile space with side door to the garden, additional sink and storage and a plant room housing heating controls, boiler and unvented cylinder.

Family Room / Bedroom 4

A generous sized room overlooking the front and westerly aspect.

First Floor

Stairs with carpet runner white spindles and an oak rail rise to a light and spacious galleried landing with airing cupboard. The first floor comprises three well proportion double bedrooms and two bathrooms. The principal bedroom incorporates a large wardrobe / cupboard and an ensuite shower room. All bath/shower rooms incorporate tiled walls, shower enclosures and vanity unit wash basins with illuminated mirrors and heated towel rails and W.Cs.

Outside

Landscaped gardens wrap around the house offering low-maintenance and attractive, private spaces to enjoy the southerly aspect. A sandstone terrace accessed through bi-folding doors provides an ideal space for outdoor dining and the remainder of the garden is laid to lawn with hedge and fenced borders and a range of specimen trees. Accessed on both sides via gated pathway from the front where there is a block paved driveway offering parking for at least two cars with gravelled access and hedge and picket fence bordering the road.

Services

Mains electricity, water and drainage. Heating is provided by gas boiler and air source heat pump cylinder supplemented by a 4.3Kw solar panel system and delivered via under floor heating on the ground floor and radiators upstairs.

EPC

Predicted A Rating

Council Tax:

Band TBC

Tenure

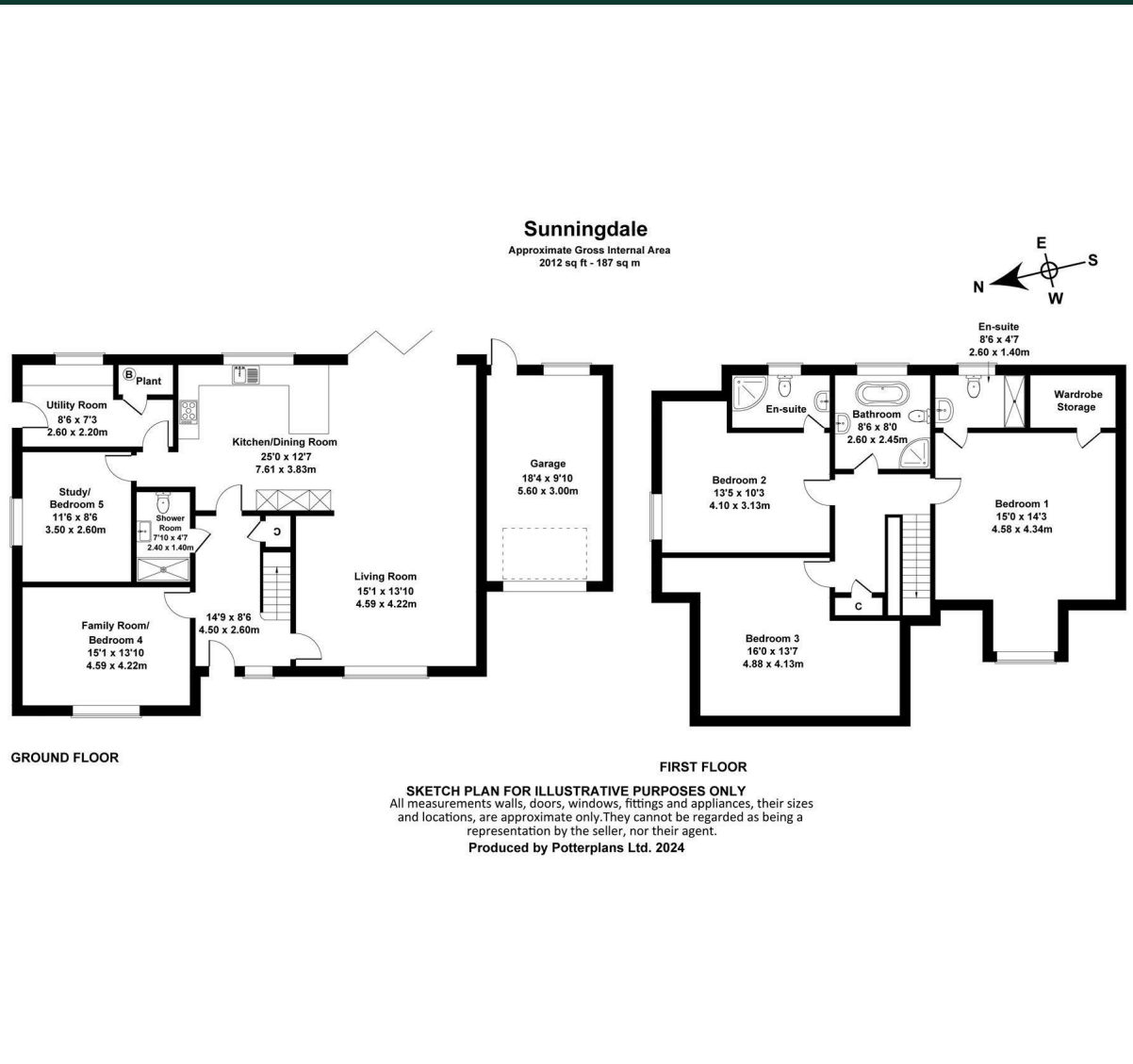
The properties are offered Freehold with a

Post code

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Viewings All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard





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