



- SUPERB NEW-BUILD Semi-Detached Home
- Excellent Countryside Views
- Good-Sized Rear Garden
- 3 Bedrooms (1 En Suite)
- Quiet, Semi-Rural Location
- Ideal Family Home
- Driveway Parking & Garage
- 10-Year Premier Guarantee
- Viewings Welcome

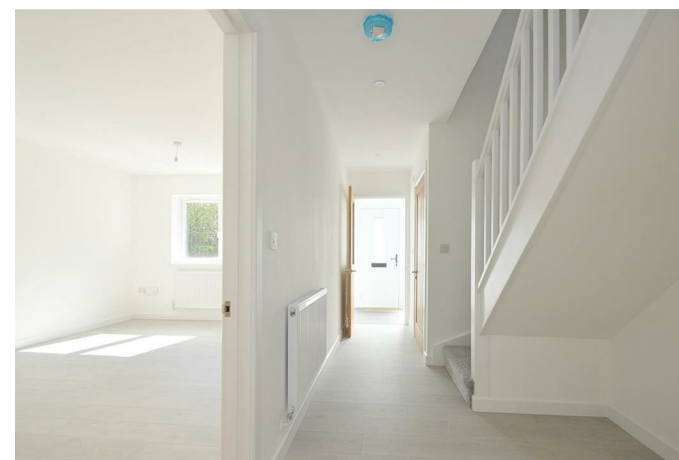
3 Rew View Cottages Rew Lane, Wroxall, PO38 3DW

£319,950

This BRAND NEW semi-detached house is located on the outskirts of Wroxall, ideally positioned to enjoy excellent views of the neighbouring countryside. The local convenience store/sub-post office, popular primary school, village pub, and bus stops with a regular service between Newport and Ventnor are all within easy waking distance. Wroxall is surrounded by miles of beautiful countryside with extensive bridleways and footpaths to explore. The property benefits from a 10-Year Premier Guarantee.

The light and airy accommodation comprises an entrance hall with storage space, cloakroom, sitting room, and kitchen/dining room on the ground floor, with 3 bedrooms (1 en suite), and the family bathroom on the first floor. Additionally, the property benefits from floor coverings, a brick paved driveway providing off road parking for 2 cars, a garage with an up and over door, and the good-sized rear garden, which is laid mainly to lawn with a patio area.

The picturesque village setting, well-proportioned accommodation, off-road parking and good-sized rear garden makes this an ideal home for anyone looking to enjoy Island life in one of its most popular semi-rural village locations. The property is ready for immediate occupation and a viewing is recommended to fully appreciate everything this truly superb new-build home has to offer.



Accommodation

Porch

7'1 x 4'4 (2.16m x 1.32m)

Entrance Hall

Cloakroom

Lounge

15'2 x 11'3 (4.62m x 3.43m)

Kitchen/Dining Room

18'5 x 9'7 narrowing to 8'5 (5.61m x 2.92m
narrowing to 2.57m)

First Floor Landing

Bedroom 1

12'2 x 9'6 (3.71m x 2.90m)

En Suite

Bedroom 2

11'5 x 9'3 (3.48m x 2.82m)

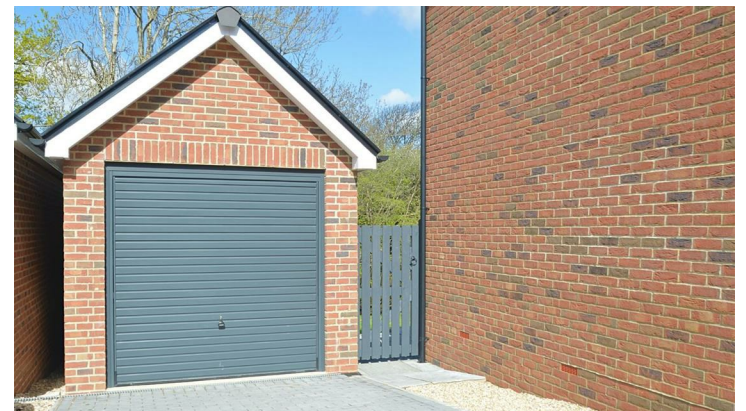
Bedroom 3

8'6 x 8'5 (2.59m x 2.57m)

Bathroom

Outside

To the side of the property a paved driveway provides off road parking and access to the garage with an up and over door, power and lighting. Gated side access leads to the good-sized rear garden, which is laid mainly to lawn with a patio area.



Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Please contact The Isle of Wight Council on 01983 823901.

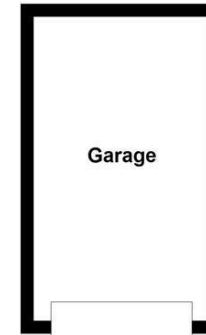
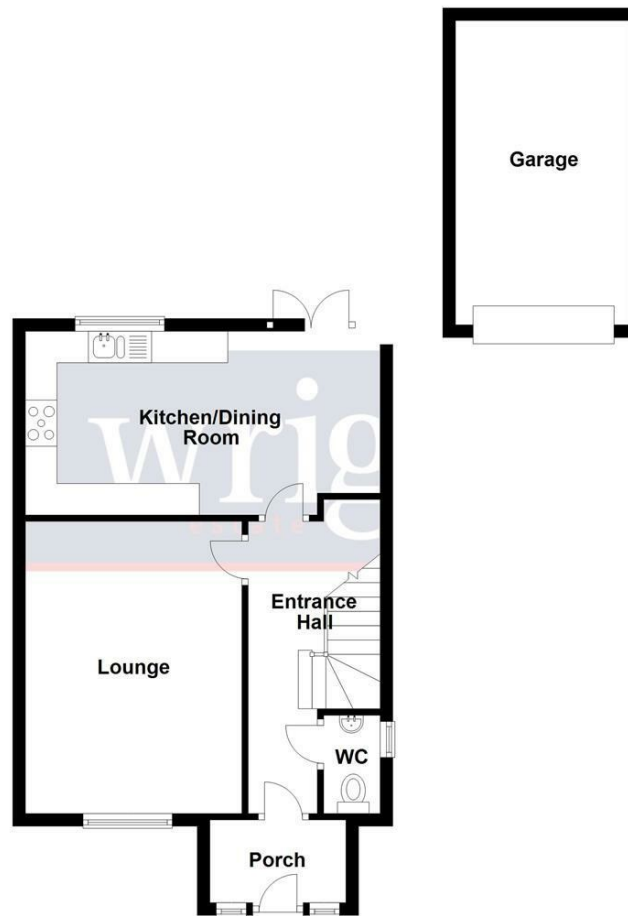
Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

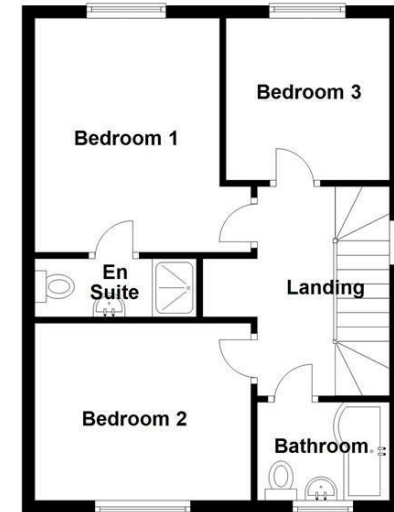
NB

Please note the internal and garden photos are of 4 Rew View Cottages.

Ground Floor



First Floor



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		

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time