



- No Onward Chain
- Lovely Views of Surroundings
- Balcony with Countryside Views
- Underfloor Heating

- Stunning 2018 built Contemporary Home
- Comfortable 2 Bedroom - 2 En Suite Accommodation
- Stylish Open Plan Living Area

- Beautifully Presented Interior
- Parking for 2 Cars
- Smart Kitchen with Corian Work tops

2 Wishing Well Close, Ryde, PO33 1FS

**£319,950**

Built circa 2018 this stunning contemporary home is part of a recent wonderfully designed development tucked away in the hamlet of Pondwell. It is nestled between the villages of Nettlestone and Seaview on the one side and the town of Ryde to the other. It is in an appealing coastal position with the beaches at Seaview nearby and the Hersey Nature Reserve to the rear which is home to nesting sea birds and local wildlife. The beautifully presented 'upside down' internal layout sees the stylish open plan living space at the first floor with a balcony from where to enjoy views of the lovely surroundings. The very smart and sleek kitchen sits to the front and is topped with quality Corian work surfaces and comes complete with an array of appliances. At ground floor there are 2 double bedrooms both with en suite shower rooms and fitted storage or wardrobes. The generous hall is home to the cloakroom w.c and under stairs storage. Bi-fold doors open on to the patio and garden and there are spaces for two cars on the driveway. Zoned underfloor heating and modern insulation combine to ensure a very good energy performance rating, B, and household costs efficiency.



# Accommodation

**Entrance**

**Entrance Hallway**

**Cloakroom WC**

**Bedroom One**

11'11 max x 11'0 (3.63m max x 3.35m)

**En Suite**

**Bedroom Two**

12'6 x 9'8 (3.81m x 2.95m)

**En Suite**

**Stairs from hallway**

**Open Plan Living area including:**

**Lounge/Diner**

23'0 x 17'5 (7.01m x 5.31m)

**Kitchen**

17'5 x 6'0 (5.31m x 1.83m)

**Balcony**

With glass balustrade. Accessed via bi-fold doors from open plan living space. Enjoys views of surroundings.

**Garden**

The frontage has a lawned area to one side neatly edged by box hedging. A gated side access leads to the rear garden. This is enclosed by painted fence boundaries and is mostly laid to lawn. A paved patio sits off the bi-fold doors and the pathways are also paved. External sockets. Garden tap.

**Parking**

Brick paved driveway for up to 2 vehicles.



## FREEHOLD Tenure

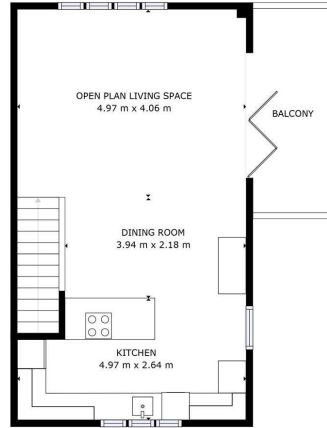
A small service charge will be paid to maintain the grass verges, planting and electric gates at the entrance to the site.

## Services

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

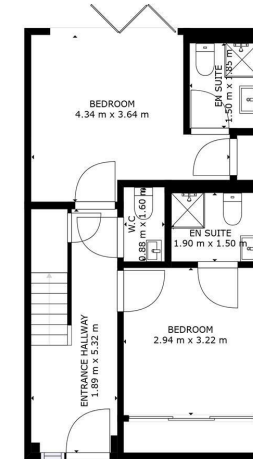
## Agent Notes

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.



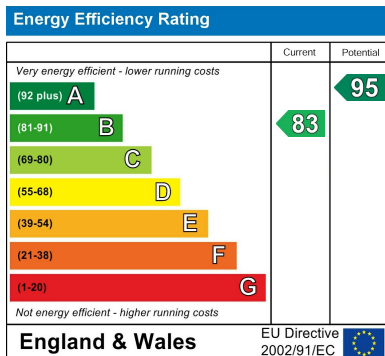
FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 45 m<sup>2</sup>, FLOOR 2: 44 m<sup>2</sup>  
EXCLUDED AREAS: BALCONY: 8 m<sup>2</sup>  
TOTAL: 89 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 45 m<sup>2</sup>, FLOOR 2: 44 m<sup>2</sup>  
EXCLUDED AREAS: BALCONY: 8 m<sup>2</sup>  
TOTAL: 89 m<sup>2</sup>  
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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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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Viewing: Date ..... Time .....