

Lily Cross Farm, Godshill PO38
3HL

£565,000

wright
ESTATE AGENCY



Welcome to Lily Cross Farm, the latest development from Captiva Homes. This is a select development of 2,3 & 4 bedroom homes including bungalows. A desirable and elegant home tastefully designed to incorporate a wealth of contemporary features and accoutrements. The internal layout favours the separate sitting room and open plan kitchen/dining design in keeping with the demands of modern living. This open plan space makes for a super entertaining area as inevitably this is where social gatherings will always end up. There are four well proportioned bedrooms with the master being en suite and there is a further family bathroom for all to use. An added luxury benefit to this particular house style is the adjoining double garage offering loads of storage and/or secure parking for two vehicles. This appealing development is positioned within the village of Godshill with picturesque rural surroundings and a 'postcard perfect' village centre with convenience store, buses and some wonderful establishments to eat and drink. The village sits between the Island's principal town of Newport and the popular coastal town of Shanklin. Newport town is home to the most extensive range of retail shops, services and facilities found anywhere on the Island and these will be a short car journey away. A network of footpaths and bridleways navigate the rural surroundings connecting to other well-trod routes, villages and towns. Call us on 01983 611511 to check availability for these lovely new homes. NB: Images used are of a previous site show home as a guide to how this property could look when decorated and furnished.

- Elegant DETACHED Family Home
- 4 Bedrooms - 1 En Suite
- BRAND NEW Home -10 Year Build Warranty
- Comfortable Living Room
- Fashionable Kitchen/Dining Space

- Exciting Contemporary Interior
- DOUBLE Garage & Parking
- Pretty Lawned Gardens
- Home Office/Study
- Well Placed for Local Amenities

Entrance Hall

Office/Snug
10'4" x 8'11"

Cloakroom W.C

Living Room
14'6" x 12'4"

Kitchen/Family/Dining
27'5" x 12'9"

Landing

Bedroom 1
13'2" x 12'4"

En-Suite

Bedroom 2
14'7" x 8'8"

Bedroom 3
12'4" x 9'3"

Bedroom 4
14'0" x 8'11"

Bathroom
8'1" x 6'7"

Double Garage
Attached garage with an up and over door. internal access to kitchen/Diner. Dedicated utility area.

Parking
Driveway Parking

Tenure
Freehold

Council Tax
TBC

Heating
Air source heat pump and underfloor heating

Services
Unconfirmed gas, electric, water, drainage and broadband.

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.



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.