



Front Elevation

### **PLOT C**

Chalet Bungalow, 3 Bed  
135m<sup>2</sup> GIA

- Stylish Brand New Detached Chalet Bungalow
- LABC 10 Year Build Warranty
- Generous 135 sqm 3 Bedroom - 1 En Suite Accommodation
- Open Plan 18'6 Kitchen/Dining Space
- Garage (20' x 12')
- Driveway Parking
- Air Source Heat Pump Central Heating(see notes)
- Backs on to Surrounding Countryside
- Study & Utility Room
- Peripheral to Binstead Village

12 Paddock Close, Ryde, PO33 3FG

**£595,000**

Welcome to phase 2 of Paddock Close, a cluster of just 5 brand new detached homes nestled in to the peripheral countryside of Binstead village. Number 12 is a 3 bedroom, with one bedroom en suite, beautifully designed and arranged for modern living. It is currently under construction with an anticipated completion in 2025. The home will come with the benefit of a 10 year LABC Build Warranty and a high energy efficiency rating helping to keep better control of on going running costs. The ground floor is cleverly designed to provide a generous open plan kitchen and dining space with a separate utility room. This flows into the comfortable twin aspect family living room overlooking the landscaped lawned gardens. Being a chalet style home there is an en suite bedroom on the ground floor and in this case a study or home office too. Upstairs and there are 2 further bedrooms to choose from with differing views of the pleasant rural surroundings. The family bathroom suite includes a bath and separate shower. The oversized garage at (20' x 12') sits to the side of the property accessed via the generous driveway.



# Accommodation

## Entrance Hall

## Kitchen/Dining Room

19'2" max x 18'7" max (5.85m max x 5.67m max)

## Utility Room

## Living Room

17'4" x 13'5" (5.3m x 4.09m)

## Study

9'2" x 5'4" (2.8m x 1.65m)

## Bedroom 3

10'10" x 8'4" (3.31m x 2.56m)

## En Suite Shower Room

## Landing

## Bedroom 1

15'10" max x 11'0" max (4.83m max x 3.36m max)

## Bedroom 2

13'9" max x 10'5" max (4.21m max x 3.2m max)

## Bathroom

11'4" max x 9'8" max (3.47m max x 2.95m max)

## Gardens

The front and rear gardens will be landscaped and laid to lawn.

## Garage

20'0 x 12'0 (6.10m x 3.66m)

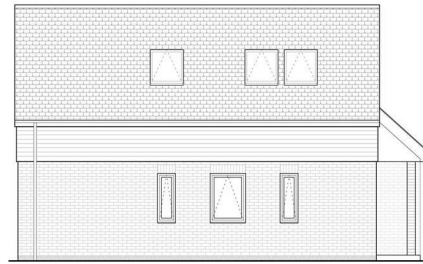
## Driveway Parking

## Heating

Air source heat pumps will generate heat and hot water. Underfloor heating at ground level and radiators at first floor.

## Tenure

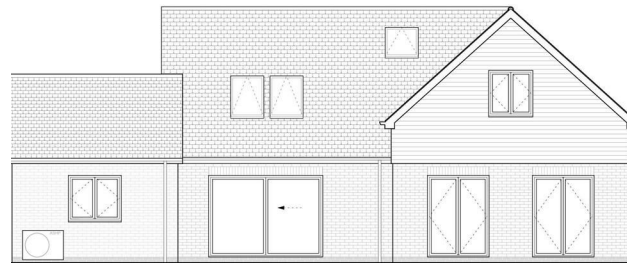
Freehold



Side Elevation (Garage side)



Front Elevation



Rear Elevation



Side Elevation

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written permission.  
top over scaling. Check all  
label any discrepancies.  
Ring purposes drawings are  
void & dimensions. Plot  
Land Registry Title Plan.



Dwg No. 18025-M-045

Drawing Title PLOT C - Marketing Elevations  
Address Adj 107-117 Newnham Road  
Client Planning Solutions Ltd  
Scale 1:100 @A3  
Stage MARKETING  
Drawn by JE  
Checked by NS

**Service Charge**

A £200 per annum contribution is payable towards private road maintenance, communal landscaping in development and maintenance of attenuation pond (assists management of surface water).

**Services**

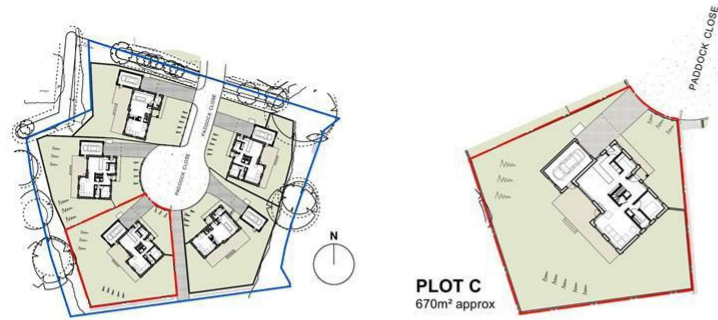
Unconfirmed mains gas, electric, drainage pumped from site to mains sewer & water. Fibre broadband on site. Telephone wiring on site.

**Council Tax**

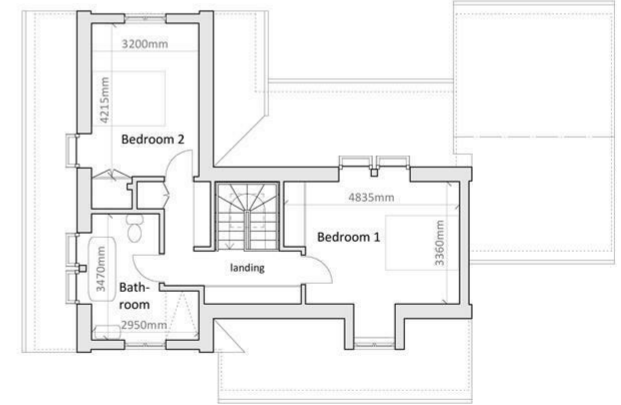
Yet to be banded

**Agents Note**

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.



PLOT C  
GROUND FLOOR



PLOT C  
FIRST FLOOR

**PLOT C**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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