



- Stunning 2018 Built Contemporary Semi Det House
- Stylish Open Plan Living Space
- Enclosed Courtyard Garden
- No Onward Chain

- Comfortable 2 Bedroom - 2 En Suite Accommodation
- Lovely Views of Neighbouring Countryside
- Extensive Kitchen/Breakfast Room with Corian W/tops

- Roof Terrace with Glass Balustrade
- PARKING for Two
- Underfloor Heating Throughout

3 Wishing Well Close, Pondwell, Isle of Wight, PO33 1FS

£320,000



Nestled in the charming coastal hamlet of Pondwell, this stylish semi-detached house, built in 2018, offers a contemporary living experience in a serene setting. Spanning an impressive 910 square feet, the property features an innovative 'upside down' layout that maximises the use of space and light.

Upon arriving at the first floor, you are greeted by a fashionable open plan living area that seamlessly blends comfort and modern design. The extensive kitchen/breakfast room is a true highlight, boasting sleek Corian worktops and a convenient breakfast bar, perfect for casual dining or entertaining guests. The two well-appointed bedrooms on the ground floor each come with their own ensuite bathrooms, ensuring privacy and convenience for all occupants.

Step outside to discover a delightful roof terrace at the rear, complete with a stylish glass balustrade, providing an ideal spot for relaxation while enjoying the countryside views. The property also benefits from a brick-paved driveway, accommodating two vehicles, with the added advantage of electric vehicle charging points for both.

Situated just a short stroll from the beach and a variety of waterside cafés and restaurants, this home is perfect for those who appreciate the beauty of coastal living. Additionally, the close is conveniently located near a bus route and offers access to miles of picturesque rural walks, making it an excellent choice for outdoor enthusiasts.

With the remainder of a 10-year build warranty, this contemporary home is not only a beautiful place to live but also a sound investment. Whether you are looking for a full time home or a holiday retreat, this property in Pondwell is a must-see for anyone seeking a modern lifestyle in a tranquil coastal setting.





# Accommodation

## Entrance Hall

17'9 max x 6'3 max (5.41m max x 1.91m max)

## Built in Storage

## Cloakroom W.C

Please note the toilet has been removed in favour of further storage. However, the plumbing for the toilet and basin is still in situ.

## Bedroom 1

14'4 max x 11'11 (4.37m max x 3.63m)

## En Suite Shower Room

6'1 x 4'9 (1.85m x 1.45m)

## Bedroom 2

12'6 x 9'7 including wardrobes (3.81m x 2.92m including wardrobes)

## En Suite Shower Room

6'3 x 4'9 (1.91m x 1.45m)

## 1st Floor Landing

## Open Plan Living Space

## Lounge/Diner

19'0 max x 13'8 (5.79m max x 4.17m)

## Roof Terrace

16'7 x 5'9 (5.05m x 1.75m)

Glass balustrade. External lighting. Offering views of the adjoining countryside.

## Kitchen/Breakfast Room

19'0 x 9'2 (5.79m x 2.79m)

Includes breakfast bar.

## Gardens

A small lawn sits to the side of the brick paved driveway as a contrast to the contemporary facade of the house. A sunny, south facing patio is found to the front of the house also as the perfect fit for a bistro table and chairs. A gated side access leads to the rear garden. A (18'9 x 4'9) bespoke shed has been cleverly positioned to the side of the house as a handy storage option. The rear, enclosed garden is laid to paving for ease of maintenance with an ornamental tree to one corner. External socket. Garden tap.

## Parking

The brick paved driveway offers spaces for two vehicles. The external socket is used for 2 EV charging points.





Council Tax  
Band C

Tenure  
Freehold

Flood Risk  
Very Low Risk

Broadband Connectivity  
Up to ultrafast fibre available.

Mobile Coverage  
Best coverage from Vodafone and O2.

Construction Type  
Rendered and clad elevations. Pitch-less roof system.  
Cavity walls.

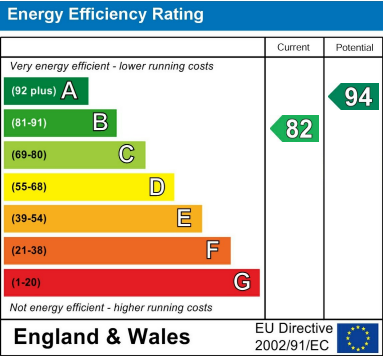
Services  
Unconfirmed gas, electric, water, broadband & drainage.

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.




TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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187 High Street, Ryde, Isle of Wight, PO33 2PN


Phone: 01983 611511



Email: ryde@wright-iw.co.uk

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