



- Attractive Brand New Semi Detached House
- Predicted Energy Rating A
- Sought After Village Location
- Lawned Gardens

- Comfortable 3 bedroom - 1 En Suite Accommodation
- Stunning 12'4 Kitchen/Diner
- Cloakroom W.c & Utility Room

- Airy 15'5 Living Room
- Driveway Parking
- 10 Year Build Warranty

Plot 94, Shorwell, Lily Cross Fram West Street, Godshill, Ventnor, PO38  
3HI

**£321,995**

Welcome to Lily Cross Farm, the latest development from Captiva Homes. This is a select development of 2,3 & 4 bedroom homes including bungalows. Whether you are upsizing, downsizing or buying for the first time The Shorwell will not disappoint. This charming semi detached house has been carefully designed to accommodate all the needs of the modern home owner. The separate sitting room will beckon in the evenings where one can relax in front of the television. However, during the day the open plan kitchen dining space will be the place to be for seamless access to the pretty garden and the pleasant vista this affords. In line with much needed requirements there are three bedrooms upstairs with the master being en suite and a separate family bathroom to avoid any queuing for daily ablutions. The parking hardstands are at the front of the property for essential dedicated off street parking. This appealing development is positioned within the village of Goshill 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 & virtual tour used are of a show home from a previous site as a guide to how this property could look when decorated and furnished.



# Accommodation

## Entrance Hall

## Living Room

15'5" x 13'4" (4.70m x 4.06m)

## Kitchen/Diner

12'4" x 11'6" (3.76m x 3.51m)

## Utility Room

## Cloakroom W.C

## Landing

## Bedroom 1

11'11" x 11'1" (3.63m x 3.38m)

## En Suite

## Bathroom

6'8" x 6'7" (2.03m x 2.01m)

## Bedroom 2

12'x9' (3.66mx2.74m)

## Bedroom 3

8'3" x 7'3" (2.51m x 2.21m)

## Garden

Lawned gardens

## Parking

Driveway parking

## Tenure

Freehold

## Heating

Air source heat pump and underfloor heating

## Council Tax

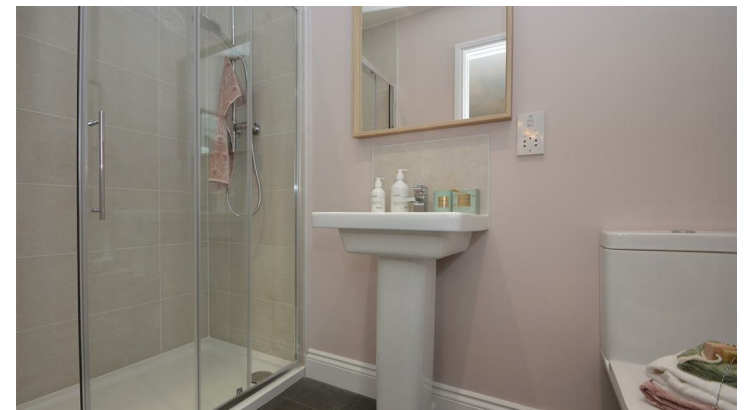
To be confirmed

## Services

Unconfirmed gas, electric, water, drainage and broadband.

## Agents Notes

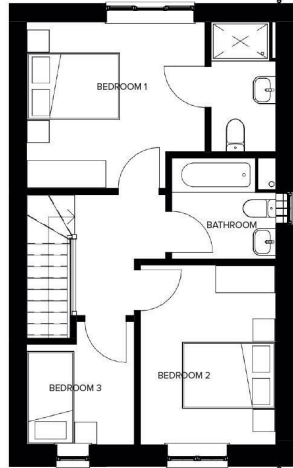
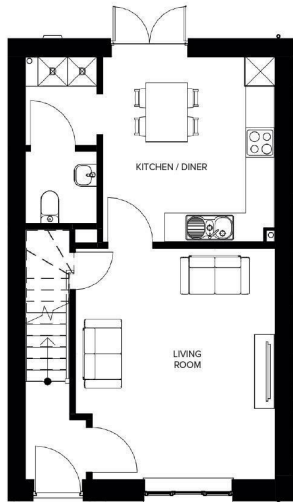
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.



**GROUND FLOOR**

Living Room  
4710mm x 4061mm  
15'5" x 13'4"

Kitchen / Dining  
3775mm x 3509mm  
12'4" x 11'6"



**FIRST FLOOR**

Bedroom 1  
3641mm x 3395mm  
11'11" x 11'1"

Bedroom 2  
3660mm x 2760mm  
12' x 9'

Bedroom 3  
2514mm x 2206mm  
8'3" x 7'3"

Bathroom  
2030mm x 2000mm  
6'8" x 6'7"



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			
<b>England &amp; Wales</b>		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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

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