

SPENCE WILLARD



Plot 30 Blanchard Fields, Brighstone, Isle of Wight

Under Construction and ready for occupation around Spring 2024, this four bedroom detached bungalow with integral garage located on the edge of this attractive small development close to the heart of the popular West Wight village of Brighstone.

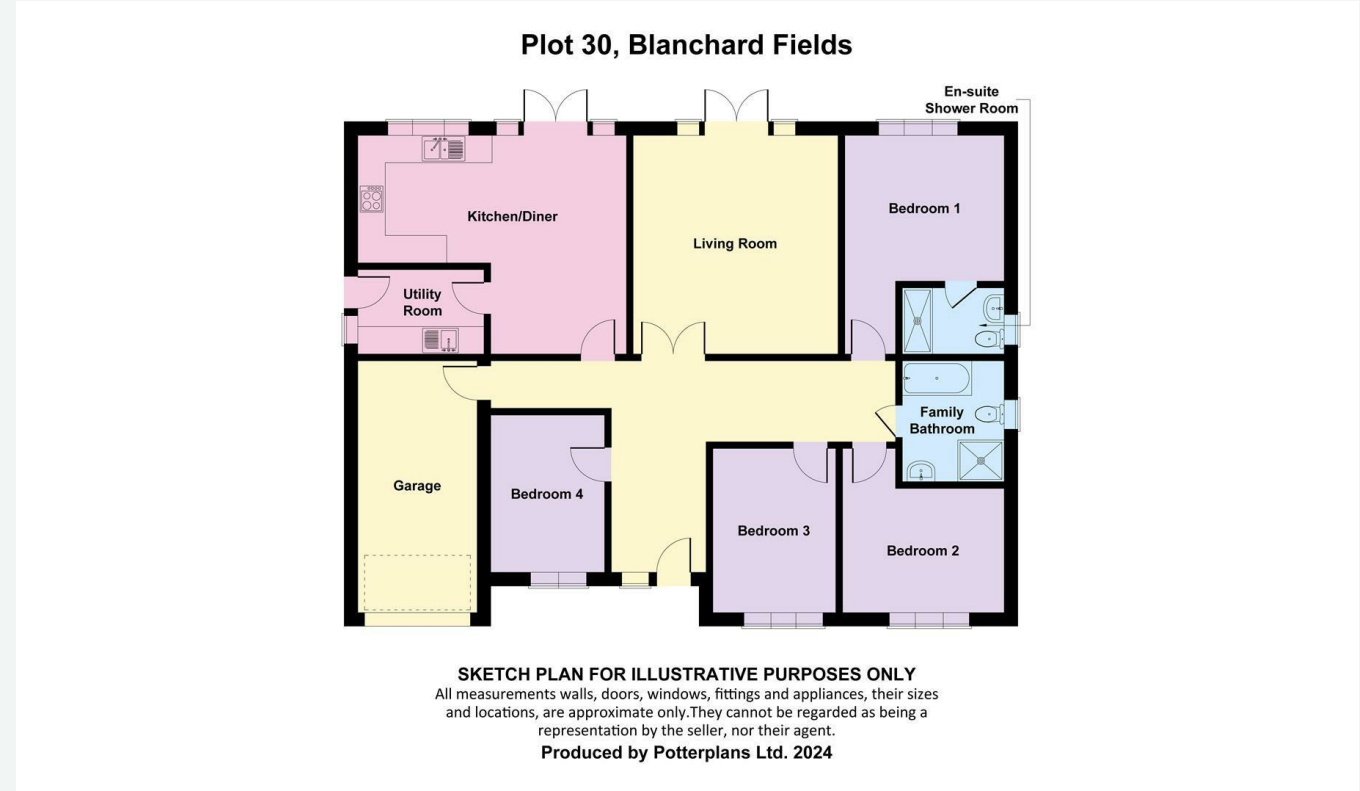
VIEWING
 FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575
 WWW.SPENCEWILLARD.CO.UK

The property will be well appointed and being built to the latest building regulation standards, will come with very good insulation levels, modern attractive inset casement double glazed windows an LPG gas fired underfloor heating system, creating a comfortable and efficient home and will come with a 10 year LABC new build certificate. The use of brick and natural stone together with the real slate roof, galvanised guttering and downpipes and imitation chimney detailing is ascetically pleasing and this, combined with the attractive pale green windows, fascias and a black composite front door creates a charming and attractive home. The property has also been planned out with attic trusses and two dormer windows already in place, together with planning permission for any buyer to exploit the roof space for a further two bedrooms and bathroom in the future should they wish to.

The property will feature a mixture of hard flooring and carpeting throughout the accommodation which will comprise an entrance hall, separate living room with doors out to the rear garden and an open plan kitchen/dining room with utility room and well appointed kitchen area including integrated appliances such as, a fridge/freezer, electric oven and LPG gas hob with cooker hood over, a microwave, dishwasher and washing machine. In addition, there are four bedrooms, one with an en suite shower room as well as a spacious bathroom with vanity wash basin, WC, bath and a separate shower cubicle. Outside there will be gardens to the front and rear with a driveway to the front providing off road parking. The rear garden will be enclosed by a mixture of fencing and hedging together with a paved patio terrace.

LOCATION
 Blanchard Fields is an attractive development of houses and bungalows with a mixture of open market properties, Over 55's housing, affordable housing and self build plots and are within a short walk of the village centre. Brighstone is a thriving West wight village located within a mile of the coast where there is access along the Military Road to a number of popular sandy beaches. The village centre features good amenities including a general store with post office, a newsagent/cafe, a community library, two churches, a public house, a doctors surgery and a primary school amongst others. In addition, there are a network of public footpaths and bridleways which provide access to miles of surrounding downland and coastal walks.

ENTRANCE HALL
OPEN PLAN KITCHEN/DINING ROOM
KITCHEN AREA
 9'8" x 9'2"
DINING AREA
 9'8" x 15'8"
UTILITY ROOM
 9'4" x 6'0"



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2024

LIVING ROOM
 15'8" x 14'9"
BEDROOM 1
 15'8" max x 11'5"
EN SUITE SHOWER ROOM
BEDROOM 2
 11'9" x 11'5"
BEDROOM 3
 11'9" x 8'10"
BEDROOM 4
 11'3" x 8'2"
FAMILY BATHROOM

INTEGRAL GARAGE
 17'10" x 9'0"
COUNCIL TAX BAND
 tbc
SAP RATING
 To be Assessed
TENURE
 Freehold
POSTCODE
 PO30 4EQ
VIEWING
 Strictly by appointment with the selling agent Spence Willard.

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