



- Brand NEW Detached house with 10 Year NHBC Warranty
- Stunning Views of Adjoining Countryside
- Some Options for Internal Finish Available at This Stage
- Underfloor Heating & Ultrafast Fibre Broadband
- Popular Coastal Village Location
- Generous Lounge with Bay Window
- Village Centre Position On Bus Route & Close to Shop
- Well Designed 4 Bedroom - 1 En Suite Accommodation
- Parking for Two Cars Plus Communal Visitor Parking
- Walking Distance to Beaches & Rural Footpath Network

Westmere Nettlestone Green, Nettlestone, Isle of Wight, PO34 5DZ

**£565,000**

Nestled in the charming Nettlestone Village, this exquisite detached house offers a perfect blend of modern living and natural beauty. With a generous 1,595 square feet of space, this new build property features two inviting reception rooms, four well-proportioned bedrooms, and two stylish bathrooms, making it an ideal family home.

The interior of the house will be beautifully finished, allowing you to move in effortlessly and start enjoying the comforts of a brand new residence. The layout is thoughtfully designed to provide both space and functionality, ensuring that every corner of the home is utilised to its fullest potential.

One of the standout features of this property is its prime location. Situated in the heart of the village, you will find essential amenities just a stone's throw away, including convenient bus routes and a local store. The community feel of Nettlestone Village is palpable, making it a wonderful place to settle down.

For those who appreciate the great outdoors, the extensive footpath network offers immediate access to the picturesque countryside, while the stunning beaches at Priory Bay and Seagrove Bay are within easy walking distance. Imagine leisurely strolls along the coast or exploring the scenic trails right on your doorstep.

As you step into the garden, you will be greeted by breathtaking views of the adjoining countryside, providing a serene backdrop to your daily life. The westerly outlook promises spectacular sunsets, creating a perfect setting for relaxation and reflection.

With parking for two vehicles, this property combines convenience with comfort, making it an exceptional choice for anyone seeking a new home in a vibrant coastal village. Don't miss the opportunity to make this stunning house your own.



# Accommodation

**Porch**

**Entrance Hallway**

**Cloakroom W.C.**

**Kitchen/Diner**

27'6" max x 12'8" max (8.38m max x 3.86m max)

**Lounge**

15'7" plus bay x 14'3" (4.75m plus bay x 4.34m)

**Utility Room**

6'10" x 5'3" (2.08m x 1.60m)

**Built-in Storage**

**Landing**

**Principal Bedroom**

16'2" x 14'2" (4.93m x 4.32m)

Juliette Balcony

**En Suite Shower Room**

6'10" x 5'7" (2.08m x 1.70m)

**Bedroom 2**

12'2" x 11'4" (3.71m x 3.45m)

**Bedroom 3**

9'1" x 8'9" (2.77m x 2.67m)

**Bedroom 4**

9'9" x 9'0" (2.97m x 2.74m)

**Bathroom**

8'10" x 6'5" (2.69m x 1.96m)

**Parking**

Driveway with spaces for two cars. Further guest parking within development.

**Gardens**

The frontage is largely laid to lawn to complement the aesthetics of the house. Gated side access to rear garden. This is fully enclosed and newly laid to lawn leaving the new owner scope to elaborate to suit their needs. A raised composite sun deck with glass balustrade sits off the kitchen/diner accessed via its bi-fold doors.



Tenure  
Freehold

Council Tax  
TBC

Flood Risk  
Very Low Risk from River & Sea. Medium Risk

Mobile Coverage  
Limited Coverage from EE, O2 & Vodafone

Broadband Connectivity  
Openreach & Wightfibre Networks. Ultrafast fibre available.

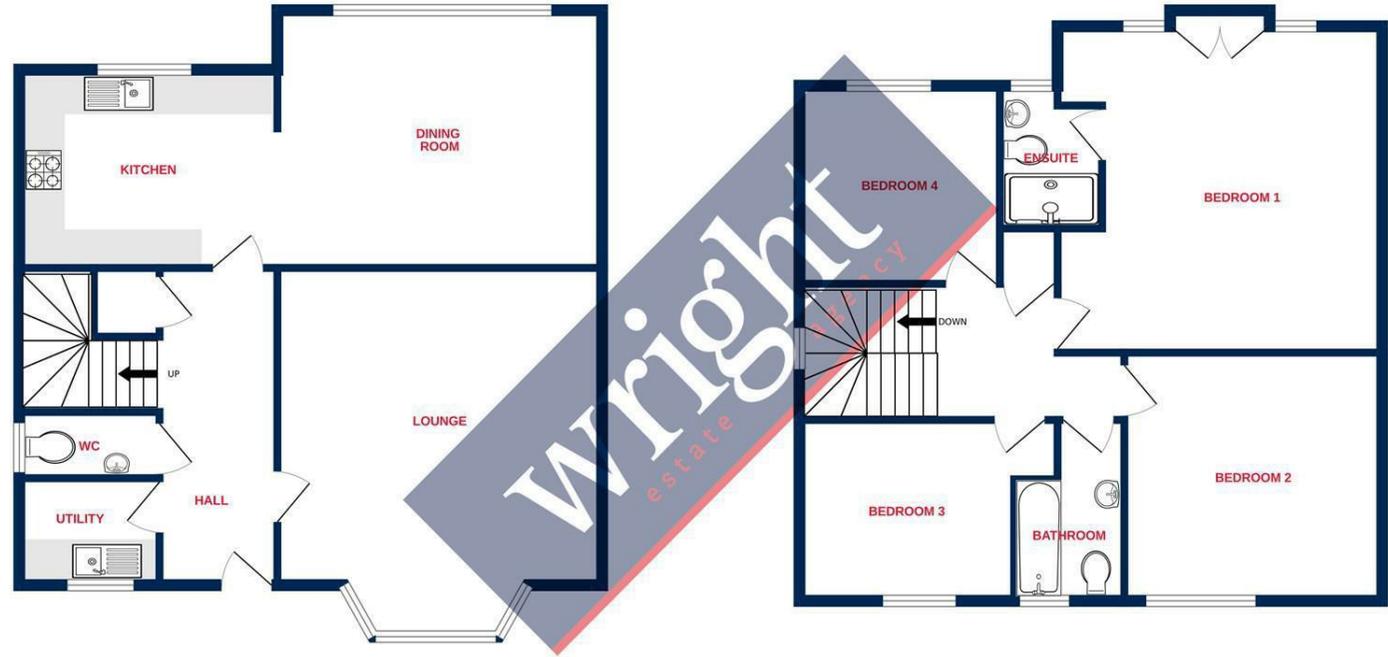
Construction Type  
Brand new build of timber frame & brick exterior. Slate roof. Cavity wall.

Services  
Unconfirmed gas, electric, water and 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.

GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.

1ST FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

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