



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	
(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	

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

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• SUPERB DETACHED RESIDENCE • 4 BEDS (MASTER EN-SUITE) • FEATURE 18' ORANGERY • DOUBLE GARAGE  
& PARKING • GAS CH & UPVC DG • LOCATED IN A QUIET DEVELOPMENT

The present owners purchased the property off plan and therefore had a great deal of input into the quality and style of the fixtures and fittings throughout the house. They are way above the norm often found in modern properties. There are many superb features about this house to name but a few is the high quality flooring throughout, very well appointed kitchen, superb Orangery with bi-fold doors, easily maintained gardens and in our opinion the property is offered for sale in a superb and very tasteful decorative condition. The accommodation is warmed by gas fired central heating and has uPVC double glazed windows.

The house is situated about a mile from the main town centre and is close to open countryside over which there are many miles of delightful walks and bridle paths. We feel that this property would be highly suitable as a family home or even as an early retirement home for family and visitors.

We would thoroughly recommend an internal viewing to appreciate all that this lovely home has to offer. It comprises:-

#### GROUND FLOOR

##### CANOPY ENTRANCE PORCH

front door with opaque glass panel leading to:

##### ENTRANCE HALL

with natural oak flooring, stairs to first floor with heavy turned spindles and oak handrail. Under stairs store cupboard. Part glazed double doors to Kitchen/Dining Room.

##### CLOAKROOM

with oak flooring, half tiled walls, white suite of square vanity basin in Corian top with cupboard under and square line WC with concealed cistern.

##### SITTING ROOM 12'10" x 25'4" (3.91m x 7.72m)

plus square bay window. Natural oak flooring, French windows to rear garden with fitted louvre shutters.

##### KITCHEN/DINING/FAMILY ROOM 12'4" x 28'5" (3.76m x 8.66m)

plus square bay window. High gloss porcelain tile flooring, range of white high gloss laminate faced units comprising base cupboards and drawers with matching wall cabinets including glazed display cabinets. Dark quartz worktops and breakfast bar. Integrated Franke 1¼ bowl stainless steel sink with modern chrome mixer tap. Bosch 5-burner gas hob with extractor unit over. Twin high level Bosch fan assisted electric ovens. Integrated dishwasher, integrated tall larder fridge, tall larder cupboard.

##### UTILITY ROOM 8'0" x 7'6" (2.46 x 2.31)

high gloss porcelain ceramic flooring, range of units and worktops that match those in the kitchen with deep stainless steel integrated style sink, tall integrated freezer, plumbing for washing machine and tumble dryer, concealed Vaillant gas fired boiler supplying central heating and hot water. Wide glazed door to:

##### ORANGERY 18'5" x 11'7" (5.63 x 3.55)

being of white aluminium frame construction with tall lantern style roof, ceramic tile flooring and two sets of full width bi-fold doors opening onto the terrace and onto the lawned garden.

#### FIRST FLOOR

Spacious LANDING with balustrade having heavy turned spindles and oak rail. Trap door to loft. Linen Cupboard containing large pressurised hot water tank.

##### MASTER BEDROOM 12'5" x 15'6" (3.79 x 4.74)

with two deep wide built-in double wardrobe cupboards.

Door to:

##### EN-SUITE SHOWER ROOM

having fully tiled walls and white suite of square ceramic basin in Corian top with cupboards under. Close coupled WC and a large shower cubicle with glass screen and sliding door. Ceramic tile floor. Chrome ladder style towel radiator towel rail.

##### BEDROOM TWO 12'9" x 12'9" (3.91 x 3.91)

with built-in deep and wide double wardrobe cupboard.

##### BEDROOM THREE 13'0" x 9'11" (3.98 x 3.04)

with built in wide and deep double wardrobe.

##### FAMILY BATHROOM

with fully tiled walls and floor, white suite of panel bath with mixer tap and hand held shower attachment, square line pedestal wash basin, close coupled WC and large corner shower cubicle with plain glass screens and sliding door. Large chrome ladder style radiator towel rail.

##### BEDROOM FOUR 12'4" x 11'5" (3.78 x 3.5)

#### OUTSIDE

The house occupies a corner plot with an open plan front garden which is laid to lawn with brickette and paved paths. Brickette driveway with parking space for three vehicles plus additional bay & leading to:

##### DETACHED DOUBLE GARAGE 17'10" x 18'3" (5.46 x 5.57)

with remote control up and over door, fully boarded internal walls, light, power point and side personnel door leading to rear garden.

Fully enclosed rear garden bounded by high fencing and hedging and laid to lawn with a paved patio area.

#### TENURE

Freehold

#### SERVICES

All mains connected.

#### COUNCIL TAX

Band F (Can be confirmed with the Isle of Wight Council 01983 823910)



